



CITY OF NOVATO
CALIFORNIA

REQUEST FOR PROPOSALS

Hillside & Ridgeline Protection
Mapping & Ordinance Update

ISSUED:

April 20, 2026

City of Novato
Community Development Department
922 Machin Avenue
Novato, CA 94945

Contact:

Vivek Damodaran, Senior Planner

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Email: vdamodaran@novato.gov

PROPOSALS DUE:

May 20, 2026, by 3:00 PM

INTRODUCTION

The City of Novato (“City”) has numerous hillsides and ridgelines that are considered scenic and environmental resources. The City’s planning documents include policies, programs, and development standards intended to protect these resources. The City’s general plan, titled *Novato General Plan 2035*, was adopted in October 2020 and includes policies and programs regarding hillsides and ridgelines that direct the City to consider updates to general plan maps and the Novato Zoning Ordinance (See “*General Plan Policies and Programs*” below) with respect to new development in hillside areas. The City is now implementing these policies and programs by updating its Hillside and Ridgeline Protection Ordinance (“Hillside Ordinance” or “Ordinance”), codified as [Division 19.26](#) of the Novato Municipal Code. The City first adopted the Hillside Ordinance in 2001 and subsequently amended it in 2004. No significant amendments have occurred since 2004.

After over two-decades of implementing the Hillside Ordinance, the City’s objective is to more precisely identify ridgelines by mapping or other objective means, update the Hillside Ordinance to better address sites and buildings developed before enactment of the Ordinance, improve the organization and clarity of the Ordinance, and modify residential regulations to provide objective criteria consistent with State housing laws.

The City is committed to working closely with community members and other stakeholders regarding the Hillside Ordinance, general plan maps, and text updates. A successful consultant team will have experience engaging and collaborating with residents, other stakeholders, and staff. In addition, the successful consultant team will have the ability to prepare supporting environmental review documentation for the Hillside Ordinance update in compliance with the California Environmental Quality Act (“CEQA”).

ABOUT THE CITY

Novato is the northernmost city in Marin County approximately 29 miles north of San Francisco, is home to approximately 52,500 residents, and covers roughly 28 square miles. The City provides the following administrative and maintenance functions. A list of non-City service providers and regulatory agencies frequently involved in local planning and development matters are listed further below.

City Services:

- *Central Administration Department* – Provides overall management of City operations based on a council-manager form of government.
- *Community Development Department* – Oversees land use planning, zoning compliance and enforcement, construction permitting and inspection, and property maintenance.
- *Finance Department* – Provides financial services and fiscal management to all City departments, as well as outside agencies and individuals.

- *Parks, Recreation, and Community Services Department* – Manages and operates programming at park and recreation facilities in the City.
- *Police Department* – Provides law enforcement and emergency services, including dispatch, patrol, investigations, traffic, and a crisis response unit.
- *Public Works Department* – Oversees the design, construction, maintenance, and operation of public use facilities.

Independent Special Districts and Utilities:

- *North Marin Water District* – Water service provider, including recycled water for outdoor irrigation.
- *Novato Fire Protection District* – Fire and emergency medical service provider.
- *Novato Sanitary District* – Sewer and wastewater management services, along with managing contract solid waste and recycling services.

GENERAL PLAN POLICIES AND PROGRAMS

Novato's [General Plan 2035](#) was adopted in October 2020, and the City's 6th Cycle [Housing Element](#) was adopted in January 2023 and later revised in April 2024. General Plan 2035 is organized in five chapters (*Great Places, Environmental Stewardship, Living Well, Economic Vitality, and A City That Works*). General Plan 2035 and the City's 6th Cycle Housing Element contain the following policies and programs regarding hillsides and ridgelines that direct the City to consider updating certain general plan maps and the Hillside Ordinance.

- Policy CC 3: Hillsides.
- Policy CC 4: Environmental Constraints.
 - Program CC 4a: Constraints Analysis.
- Policy ES 15 Scenic Resources.
 - Program ES 15a: Hillside and Ridgeline Protection.
 - Program ES 15b: Ridgeline Map.
 - Program ES 15c: Allowances for Pre-Existing Homes.
- Program 3.B: Revise Hillside and Ridgeline Protection Regulations. (*Housing Element 6th Cycle*)

The policies and programs noted above are informed by the initial direction provided by a City white paper written in January 2015 (General Plan 2035 Policy White Paper: [Hillside and Ridgeline Protection Ordinance](#)), which analyzed the Hillside Ordinance as part of preparing Novato General Plan 2035.

Recent amendments to Novato's General Plan 2035 include the Climate Action Plan and updates to the general plan's Safety Element. The Climate Action Plan ([CAP2030](#)) was adopted by City Council on September 23, 2025 by [Resolution No. 2025-085](#) and [Resolution No. 2025-086](#). On December 9, 2025, the City Council approved a general

plan amendment to update the Safety Element ([Chapter 6: A City That Works, Vulnerability Assessment Summary](#) and [CEQA Addendum](#)) by [Resolution No. 2025-108](#).

THE CITY'S ROLE

The Community Development Department's Planning Division will provide direction and oversight of the Hillside Ordinance update. Under the general direction of the Community Development Director and Deputy Director, a Senior Planner(s) will serve as the City's project manager. City staff will assist the consultant in the management, public outreach, and processing of the Hillside Ordinance update and related CEQA analysis. However, the consultant will be the primary lead for all aspects of the update. City staff will work closely with the consultant in developing updated mapping and new and/or revised hillside development regulations, as well as selecting an appropriate environmental review strategy.

PROJECT SCOPE

The City is requesting qualified and experienced consultants to prepare a scope of work to possibly amend general plan map(s) identifying hills and ridgelines, potentially amend general plan policies and programs regarding hillside development as necessary, update the City's Hillside Ordinance, and prepare documents for CEQA compliance (hereafter collectively "Project"). Responding consultants should reference existing general plan policies and programs addressing hillsides and ridgelines, associated general plan maps, current hillside development regulations, and applicable definitions in preparing a proposal.

The following list of tasks are intended to define minimum requirements based on staff's perspective of the issues to be addressed by the Project. However, consultants are encouraged to present their own perspectives on the scope of work for the Project.

Task 1: *General Plan Map and Text Amendment(s)*

A. Update the General Plan, as necessary, with consideration of the following:

- (1) Revise or create a new hillside and ridgeline map(s) to replace Novato General Plan 2035 Figure ES-6 to more precisely and objectively identify hillsides and/or ridgelines as compared to current practice. Consultants are welcome to recommend alternative methods (e.g., zoning overlay) to objectively identify ridgelines.
- (2) Amend general plan text, policies, and programs as necessary to support the hillside and ridgeline mapping effort and implementation of the updated Hillside Ordinance.

Task 2: Zoning Ordinance Amendment(s)**B. Update the Hillside Ordinance with consideration to the following:**

- (1) **Applicability:** Evaluate whether changes to the applicability criteria for the Hillside Ordinance should be considered (e.g., increasing the average slope threshold, mapped areas, no changes etc.).
- (2) **Permit Requirements:** Evaluate whether changes should be considered for permit processes and requirements for projects that meet the suggested applicability criteria discussed above. Include consideration for discretionary review for commercial development projects (i.e., non-residential) and individual single-family dwellings, and ministerial review for housing development projects consistent with State housing law.
- (3) **Supplemental Application Materials & Visual Simulations:** Evaluate whether changes should be considered for current submittal requirement (e.g., constraints analysis, visual simulations etc.).
- (4) **Development Standards (Residential Development Projects):** Revise and/or replace subjective development standards with objective development standards consistent with State housing law.
- (5) **Pre-Hillside Ordinance Lots & Development:** Develop standards, allowances, or waivers for development of lots and additions/modifications to existing buildings created prior to the last comprehensive update of the Hillside Ordinance in 2004;
- (6) **Development Standards (Organization & Progression):** Clearly organize development standards based on development type (i.e., non-residential and residential) and slope conditions (hillside and ridgeline). Creating a logical progression of standards ranging from density/development intensity, subdivision/lot design, general hillside site design/grading, specific ridgeline standards, and architectural standards;
- (7) **Hillside Ordinance Waivers or Alternative Permit Requirements:** Consider waivers to the permit requirements and/or standards of the Hillside Ordinance where development is not proposed on a ridgeline and is located in an area of a site that is under the applicability threshold or for specific development project types (e.g., minor additions). Alternative permit requirements could be considered for qualifying development proposals.

C. Update Zoning Ordinance definitions, as necessary, and other section(s) of the Zoning Ordinance that may be cross-referenced in the Hillside Ordinance.**Task 3: Community Outreach and Public Engagement****D. Prepare and implement a comprehensive strategy for community involvement in the Project including the following:**

- (1) Special districts outreach;
- (2) Community survey(s);
- (3) Community outreach materials, including social media;

- (4) Community workshop(s);
- (5) Design Review Commission workshop(s) and hearing(s);
- (6) Planning Commission workshop(s) and hearing(s);
- (7) City Council workshop(s) and hearing(s).

Task 4: Project Management**E. Consultant:**

- (1) Will lead all project management aspects with assistance from the City as necessary.

F. City:

- (1) Will provide the consultant with known issues with the management and implementation of the existing Hillside Ordinance;
- (2) Will assist the consultant as necessary regarding the scheduling of meetings, securing meeting spaces and public outreach tasks;
- (3) Will assist with the acquisition of locally available data and/or information;
- (4) Will provide contact information for local and regional stakeholders.

Task 5: Deliverables**G. General Plan and Zoning Ordinance Amendment(s):**

- (1) Administrative draft General Plan and Zoning Ordinance amendment(s) in Microsoft Word Document and Adobe PDF format for staff review;
- (2) Draft General Plan and Zoning Ordinance amendment(s) in Microsoft Word Document and Adobe PDF format for staff review;
- (3) Final draft General Plan and Zoning Ordinance amendment(s) in Microsoft Word Document and Adobe PDF format for staff review;

H. CEQA Document:

- (1) Administrative draft CEQA document in Microsoft Word Document and Adobe PDF format for staff review;
- (2) Draft CEQA document in Microsoft Word Document and Adobe PDF format for public review, if necessary;
- (3) Revised Draft CEQA document, if necessary, subsequent to 30-day public review period and prior to Planning Commission and City Council hearing(s) in Microsoft Word Document and Adobe PDF format;
- (4) Final CEQA document in Microsoft Word Document and Adobe PDF format after City Council adoption.

Task 6: Visualizations (Optional Task)

- I. For presentation purposes, prepare visualizations of potential impacts of development on identified scenic hillsides for certain public vantage points. Based on consultants past experience, an estimated number of visuals should be included based on the consultants' understanding of the scope of work and local topographic characteristics. Since the ultimate number of visualizations is currently unknown, provide a cost estimate per visualization.

Task 7: Budget

- J. Submit a cost estimate/budget for the proposed scope of work. The budget shall be detailed by tasks and subtasks, along with the hourly rates of anticipated staff or job classifications. Travel expenses, sub-consultant costs and tasks, materials, optional items and a contingency budget shall be included as appropriate. The "Project Scope" subtasks detailed above are general in scope and the details of the noted amendments may change based on community and commission/council input. The budget should anticipate some variations to the noted subtasks.

PROPOSAL

Consultant proposals shall be concise, well organized, and demonstrate an understanding of the scope of services as outlined in this request for proposals ("RFP") and include the following:

- Firm profile, including name, address, telephone number, and email address of the firm's point of contact, and the company website.
- An organization chart setting forth the project manager and supporting staff. Summarize the experience of each individual expected to work on the project. Submit resumes for individuals who will lead the consultant's efforts. The City reserves the right to verify each key person's experience and/or education and call upon references. Experience working with municipalities is required.
- The identification of each proposed subcontractor, if any, its tasks, schedule, costs, etc., shall be included. The form and content of all work product proposed to be provided by subcontractors shall be described in detail. Subcontracts must also meet all requirements requested of the selected consultant and be approved by the City.
- A minimum of three (3) references, including the reference's name, company/agency, phone numbers, and e-mail address, plus a description of the relevant work performed for their agency, and website where examples of work product can be viewed.
- A detailed work plan describing the approach to developing, managing, and coordinating this project. The description should, at a minimum, include all tasks listed in accordance with the section entitled "Project Scope" of this RFP. In addition, include

any steps/tasks not included in the “Project Scope” that should be included and why their omission would materially affect the quality of the outcome of the planning effort, final deliverables, and/or compliance with applicable State law.

- An outline of the community outreach strategy plan described in Task 3 of the “Project Scope.”
- Submit a statement of acknowledgment signed by an individual authorized to bind the consultant, stating that the firm has read and acknowledges that it can comply with all terms and conditions described in the RFP. Attach copies of business licenses, professional certifications and affiliations, or other credentials, together with evidence that bidder, if a corporation, is in good standing and qualified to conduct business in California.
- A project schedule including, at a minimum, those tasks outlined in the section entitled “Project Scope” of this request. The schedule should include a logical progression of project tasks and completion deadlines. The schedule must be designed to provide time for staff input, including meetings with the consultant team. The schedule shall indicate all milestones, the critical path necessary to achieve those milestones, and the overall anticipated completion timeframe upon notice to proceed.
- Consultants shall submit their fee in total cost and an itemized format to permit an item-by-item review. The cost itemization must contain all cost assumptions including the number of hours for each team member, hourly billing rates, estimated costs of other items (travel, printing, etc.), subtotal of fees by task, and grand total. If costs are based on a fixed number of public meetings, costs of additional meetings must be noted. This item shall be submitted within the proposal document.
- Responding consultants must clearly state the period of time for which their proposal will be valid. This period must not be less than one hundred twenty (120) days from the date of submittal.

Consultants shall be aware of the following:

- All proposals shall be submitted according to the specifications set forth in this RFP. Failure to adhere to these specifications may be cause for rejection.
- Once submitted, proposals, including the composition of the consulting staff, shall not be changed without prior written consent of the City.
- All services provided by the consultant shall be performed in strict accordance with the City regulations and ordinances. Submittal of a proposal shall constitute a consultant’s agreement with each and every term and condition of the attached consultant services agreement. The City shall maintain ownership of all data gathered by the consultant and all work products developed in the performance of the scope of work.

DOCUMENT RESOURCES

- a) [General Plan 2035](#) (Amended 2024)
- b) [General Plan 2035 Final EIR](#) (2020)
- c) [Climate Action Plan 2030](#) (2025)
- d) Climate Action Plan – Adopted by [Resolution No. 2025-085](#)
- e) Climate Action Plan – Adopted by [Resolution No. 2025-086](#)
- f) Safety Element Update – [Chapter 6: A City That Works](#) (2025)
- g) Safety Element Update – [Vulnerability Assessment Summary](#) (2025)
- h) Safety Element Update – [CEQA Addendum](#) (2025)
- i) Safety Element Update – Adopted by [Resolution No. 2025-108](#)
- j) [Housing Element 2023-2031 \(6th Cycle\)](#) (2024)
- k) [Novato Zoning Ordinance](#)
- l) [Novato Hillside and Ridgeline Protection Ordinance](#)
- m) [Marin County Multi-Jurisdictional Local Hazard Mitigation Plan](#) (2023)
- n) [Marin GeoHub Map Data](#)

EVALUATION CRITERIA AND SELECTION PROCESS

Evaluation Criteria:

Proposals will be evaluated by City staff based on the following criteria. Ranking of the proposals will be weighted based on the following point system (*100 points maximum*).

- Inclusion of all required items and completeness of the proposal. (**5 points**)
- Understanding of the work to be done and quality and thoroughness of work plan. (**45 points**)
- Demonstrated experience with similar project(s) involving municipalities and other public agencies. (**15 points**)
- Qualified and experienced personnel on the project team. (**15 points**)
- Quality and thoroughness of the public outreach strategy plan and demonstrated ability to lead, facilitate, and coordinate projects involving extensive outreach. (**20 points**)

Selection Process:

- A selection committee comprised of City staff will be established for this project.
- The selection committee will evaluate, and rank proposals based on the criteria above, contact references, and make a recommendation to the Community Development Director regarding a preferred consultant. Project costs will be reviewed after the proposals have been ranked.

- Interviews may be scheduled with the top consulting firm or firms as determined through the review and rating of proposals. Interviews may be waived if, in the opinion of the committee or Community Development Director, a clearly superior submittal has been made.
- The recommended consultant and City staff will conduct any additional negotiation to reach agreement on the costs to be paid by the City to the consultant.
- Once the recommended consultant has agreed to execute the City's consultant services agreement, the Community Development Department will present the proposal and agreement to the City Council for approval.

LIMITATIONS AND RESERVATIONS

- The City will not reimburse responding consultants for any costs incurred in the preparation and submission of proposals nor in preparation of or attendance at interviews or other pre-award meetings.
- The City reserves the right to revise the RFP prior to the indicated due date. The City may consider extending the due date for submittal of responses due to significant revisions to the scope of services or other reasons. In the event that the proposal guidelines change materially, all respondents who submit a proposal will be given an opportunity to modify their proposal in the specific areas that are impacted.
- This RFP does not obligate the City to award a contract or accept or contract for any expressed or implied services.
- The City reserves the right to reject or accept any and all proposals and to waive informalities and minor irregularities in any proposal reviewed.
- The City reserves the right to require any consultant submitting a proposal to clarify its proposal or to supply additional material deemed necessary to assist in the selection of a consultant.
- The City reserves the right to further negotiate the proposed scope of work and/or method and amount of compensation
- The City reserves the right to choose the proposal determined to be the most responsive to the needs of the City, which may not be based on price.
- Late submittals will not be considered.

- All Proposals submitted in response to this RFP become the property of the City and thus become public records and, as such, may be subject to public review and copying.

PRE-PROPOSAL QUESTIONS

Questions regarding this RFP can be submitted in writing to Vivek Damodaran, Senior Planner, at vdamodaran@novato.gov.

PROPOSAL SUBMITTAL

The proposal shall be sent electronically to vdamodaran@novato.gov and mailed (two copies) to:

Vivek Damodaran, Senior Planner
City of Novato
922 Machin Avenue
Novato, CA 94945

Proposals must be received no later than **3:00 PM on May 20, 2026**.

SELECTION SCHEDULE

The City anticipates the following tentative schedule will be followed to evaluate submittals and select a consultant to negotiate a contract.

| | |
|---------------------------------------|--------------------------|
| Release of the Request for Proposals: | April 20, 2026 |
| Proposals Due: | May 20, 2026, by 3:00pm. |
| Interviews (as required): | TBD |
| Consultant Selected: | Week of June 1, 2026 |
| City Council Action: | July 2026 |

Thank you for your interest in contracting opportunities with the City of Novato.

Attachment(s):

- Attachment 1 - Copy of City of Novato's standard Professional Services Agreement

ATTACHMENT 1

Agreement No

Project Title:

Fiscal Year:

PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES

(City of Novato / **[Company or Individual]**)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into by and between the City of Novato, a California municipal corporation (“City”), and **[enter Company or natural person]**, a **[enter as appropriate a California Limited Liability Company, a CA Corporation, a CA Partnership, A CA Limited Partnership, etc.]** (“Consultant”) (collectively, “parties”).

2. RECITALS

- 2.1. City has determined that it requires the following professional services from a consultant: **[enter description of consultant’s services]**
- 2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.
- 2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under California Government Code section 1090, the Political Reform Act (Government Code section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.
- 2.4. City has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant shall perform in accordance with generally accepted professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant’s work by City shall not operate as a waiver or release. Consultant represents and warrants to City that (a) it has all licenses, permits, qualifications, insurance and approvals of whatever nature which are legally required for Consultant to practice its profession, and (b) it shall, at its sole cost, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance and approvals which are legally required for Consultant to practice its profession. Consultant shall indemnify and hold harmless City, its officers, agents, employees and volunteers from and against any and all claims or expenses caused or occasioned directly or indirectly by Consultant’s failure to so perform.

ATTACHMENT 1

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

- 3.1. “Scope of Services”: Such professional services as are set forth in Consultant’s [enter consultant’s proposal date] proposal to City attached hereto as Exhibit A and incorporated herein by this reference.
- 3.2. “Agreement Administrator”: The Agreement Administrator for this project is [Name and title]. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant.
- 3.3. “Approved Fee Schedule”: Consultant’s compensation rates are set forth in the fee schedule attached hereto as Exhibit B [Change this reference to Exhibit A if Exhibit A includes the fee schedule in addition to the scope of work] and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.
- 3.4. “Maximum Amount”: The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is [redacted] Dollars (\$ [redacted]).
- 3.5. “Commencement Date”: [date].
- 3.6. “Termination Date”: [date].

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 16 (“Termination”) below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

5. CONSULTANT’S DUTIES

- 5.1. **Services.** Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

ATTACHMENT 1

- 5.2. **Coordination with City.** In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator. All changes and/or extra work shall be performed and paid for in accordance with the following:
- 5.2.1. Only the City **[enter department head]** or City Council may authorize extra and/or changed work. Consultant expressly recognizes that other City personnel are without authorization to either order extra and/or changed work or waive contract requirements. Failure of Consultant to secure the Council's or City **[enter department head]**'s authorization for such extra and/or changed work shall constitute a waiver of any and all right to adjustment in contract price due to such unauthorized work and Consultant thereafter shall be entitled to no compensation whatsoever for performance of such work.
 - 5.2.2. If Consultant is of the opinion that any work s/he has been directed to perform is beyond the scope of this Agreement and constitutes extra work, s/he shall promptly notify the City of the fact. City shall make a determination as to whether or not such work is, in fact, beyond the scope of this Agreement and constitutes extra work. In the event that City determines that such work does constitute extra work, it shall provide extra compensation to Consultant on a fair and equitable basis. A Supplemental Agreement providing for such compensation for extra work shall be negotiated between City and Consultant. Such Supplemental Agreement shall be executed by Consultant and be approved by the City Manager or City **[enter department head]**.
 - 5.2.3. In the event City determines that such work does not constitute extra work, Consultant shall not be paid extra compensation above that provided herein and if such determination is made by City staff, said determination may be appealed to the City Council as long as a written appeal is submitted to the City Manager within five (5) days after the staff's determination is received by Consultant. Said written appeal shall include a description of each and every ground upon which Consultant challenges the staff's determination. The City Manager's or City **[enter department head]**'s decision shall be final.
- 5.3. **Budgetary Notification.** Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the maximum amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.
- 5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

ATTACHMENT 1

- 5.5. **Professional Standards.** Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict-of-interest provisions of California Government Code section 1090 and the Political Reform Act (Government Code § 81000 et seq.).
- 5.6. **Campaign Contributions.** This Agreement is subject to Government Code section 84308, as amended by Senate Bill 1439 (2022), Senate Bill 1181 (2024), and Senate Bill 1243 (2024). Consultant shall disclose any contribution to an elected or appointed City official's campaign or committee in an amount of more than five hundred dollars (\$500) made within 12 months preceding the Commencement Date, by Consultant, its, her, or his agent, or another party affiliated with Consultant. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to City prior to, or concurrent with, Consultant's execution of this Agreement and no later than the Commencement Date.
- 5.7. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.
- 5.8. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. [Name of Project Manager] shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.
- 5.9. **Prevailing Wages.** This Agreement is subject to the Prevailing Wage Laws, as more fully set forth in Section 8 (Prevailing Wages), for all work performed under this Agreement for which the payment of prevailing wages is required under state law. In particular, Consultant acknowledges that prevailing wage determinations are available for work performed under this Agreement.
- 5.10. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

ATTACHMENT 1

- 5.11. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary, if any, for Consultant's performance of this Agreement including, but not limited to, professional licenses and permits.
- 5.12. **Notification of Organizational Changes.** Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subconsultant. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.
- 5.13. **Inspection Services.** In the event Consultant will perform inspection services, City or authorized representatives of City shall have the right to inspect the work of such services whenever such representatives may deem such inspection to be desirable or necessary. Inspections by City do not in any way relieve or minimize the responsibility of Consultant to conduct the inspections Consultant has expressly agreed to perform pursuant to this agreement. Consultant shall be solely liable for said inspections performed by Consultant. Consultant shall certify in writing to City as to the completeness and acceptability of each inspection of improvement or construction which Consultant agrees to inspect hereunder.
- 5.14. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to California Government Code section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

6. SUBCONTRACTING

- 6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.
- 6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.
- 6.3. **Identification in Fee Schedule.** All subconsultant shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B [Change this reference to Exhibit A if Exhibit A includes the fee schedule in addition to the scope of work].

ATTACHMENT 1

Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

- 6.4. **Compensation for Subconsultants.** City shall pay Consultant for work performed by its subconsultants, if any, only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit B [Change this reference to Exhibit A if Exhibit A includes the fee schedule in addition to the scope of work]. Consultant shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subconsultants performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subconsultants.

7. COMPENSATION

- 7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement and Consultant agrees to accept payment in accordance with the Approved Fee Schedule, Exhibit B [Change this reference to Exhibit A if Exhibit A includes the fee schedule in addition to the scope of work] in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.
- 7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. The City will seek to pay the invoice within 30 days of receipt.
- 7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.
- 7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.
- 7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of City.
- 7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

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- 7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

8. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on certain “public works” and “maintenance” projects including, but not limited to, the design and preconstruction phases of a covered public works project. Consultant shall defend, indemnify, and hold City, its elected officials, officers, employees, and agents free and harmless from any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

9. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, including without limitation copies thereof, digital originals, and digital copies (“written products” herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

10. RELATIONSHIP OF PARTIES

- 10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.
- 10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Consultant, its officers, employees and agents shall not have any power to bind or commit City to any decision or course of action, and Consultant, its officers, employees and agents shall not represent to any person or party that it or they are acting as agents of City or that it or they have the power to bind or commit City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant’s employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.
- 10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant’s previously earned California Public Employees Retirement System (“CalPERS”) retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax

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withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

- 10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subconsultant of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

11. INDEMNIFICATION

- 11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subconsultants, or anyone directly or indirectly employed by either Consultant or its subconsultants, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.
- 11.2. **Consultant to Indemnify City.** To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and defend City from and against any and all claims, losses, costs, liability or expenses for any personal injury or property damage where the same arise out of, are in connection with, are a consequence of, or are in any way attributable to, in whole or in part, (i) Consultant's alleged negligence, recklessness or willful misconduct, (ii) other wrongful acts, errors or omissions of Consultant, or (iii) Consultant's performance under this Agreement or failure to comply with any provision in this Agreement. The City's right to indemnity under this Agreement shall arise immediately upon the occurrence of the event giving rise to the indemnified liability. The City shall be entitled to a defense under this Agreement immediately upon the institution of a claim or action that is covered by this indemnity, even though liability for said claim or action has not yet been determined at the time the duty to defend the City hereunder has arisen.
- 11.3. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person. Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the active negligence, sole negligence, or willful misconduct of City.
- 11.4. **Attorneys' Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.4.1. Attorneys' Fees in Enforcing Indemnity. Attorneys' fees and litigation expenses incurred in any action brought to enforce the indemnification provision set forth herein shall be recoverable by the prevailing party.

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- 11.5. **Defense Deposit.** City may request a deposit for defense costs from Consultant with respect to a claim. If City requests a defense deposit, Consultant shall provide it within 15 days of the request.
- 11.6. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.
- 11.7. **Indemnification by Subconsultants.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subconsultant or any other person or entity involved in the performance of this Agreement on Consultant's behalf.
- 11.8. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

12. INSURANCE

- 12.1. **Insurance Required.** Consultant shall maintain insurance as described in this Section and shall require all of its subconsultants, consultants, and other agents to do the same. Approval of the insurance by City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.
- 12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive Consultant's obligation to provide them. Consultant shall file with City:
- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the following reference: [insert project name]
 - Documentation of Best's rating acceptable to City.
 - Original endorsements effecting coverage for all policies required by this Agreement.
 - Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.
- 12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

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| | |
|-----------------------------------|---|
| Professional Liability Insurance: | \$1,000,000 per occurrence \$2,000,000 aggregate |
| General Liability: | \$2,000,000 per occurrence \$4,000,000 aggregate \$2,000,000 Products Comp/Op Aggregate \$1,000,000 Personal & Advertising Injury \$ 50,000 Fire Damage (any one fire) \$ 5,000 Medical Expense (any 1 person) |
| Workers' Compensation: | \$1,000,000 EL Each Accident \$1,000,000 EL Disease - Policy Limit \$1,000,000 EL Disease - Each Employee |
| Automobile Liability | \$1,000,000 Any vehicle, combined single limit |

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

- 12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than Insurance Services Office (ISO) Form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.
- 12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of section 3700 of the California Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.
- 12.6. **Automobile Liability Insurance.** ISO Form Number CA 00 01 covering any auto (Code 1), or if Consultant has no owned autos, hired, (Code 8) and non-owned autos (Code 9).
- 12.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed \$50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement. In the event Consultant's policy is

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- a "claims made" policy only covering those claims made during the policy period, then Consultant agrees to maintain the professional liability insurance required hereunder and with respect to this project in effect for at least three (3) years after acceptance of the work.
- 12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.
- 12.9. **Additional Insured Endorsements.** City, its City Council, Commissions, officers, and employees of the City of Novato must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions and Worker's Compensation, for liability arising out of ongoing and completed operations by or on behalf of Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of Consultant's work. Any insurance, pooled coverage or self-insurance maintained by City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.
- 12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due Consultant under this Agreement. Failure of Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this Section, shall constitute a material breach of this Agreement.
- 12.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Novato, Attn: [insert department or individual], 922 Machin Avenue, Novato, CA 94945

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- 12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.
- 12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.
- 12.14. **Report of Claims to City.** Consultant shall report to City, in addition to Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.
- 12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to City. City may require Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.
- City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.
- 12.16. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement.

13. MUTUAL COOPERATION

- 13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.
- 13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

14. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing); or (iii) the day of

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delivery if emailed to the email address listed below and simultaneously deposited in the U.S. mail, postage prepaid, to the address(es) listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:

[Name]
City of Novato
[Department/Division]
922 Machin Avenue
Novato, CA 94945
Telephone: [Insert]
Facsimile: [Insert]
Email: [Insert]

If to Consultant:

[Name]
[Address]
[Address]
Telephone: [Insert]
Facsimile: [Insert]
Email: [Insert]

With courtesy copy to:

Gary Bell, City Attorney
Colantuono, Highsmith & Whatley, PC
333 University Avenue, Suite 200
Sacramento, CA 95825
Phone (916) 400-0370
Email: gbell@chwlaw.us

15. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 5.14 (Records), Section 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnification), Section 12.8 (Claims-Made Policies), Section 13.2 (Consultant Cooperation in Defense of Claims), and Section 18.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

16. TERMINATION

- 16.1. **City Termination.** City may, in its sole and unfettered discretion and without cause, terminate this Agreement at any time prior to completion by Consultant of the services required. Notice of Termination of this Agreement shall be given in writing to Consultant and shall be sufficient and complete when same is emailed to Consultant and simultaneously deposited in the United States mail postage prepaid and certified, addressed as set forth in Section 14 of this Agreement. The Agreement shall be terminated upon receipt of the Notice of Termination by Consultant. If City should terminate this Agreement, Consultant shall be compensated for all work satisfactorily performed prior to time of receipt of termination notice, and shall be compensated for materials ordered by Consultant or his/her employees, or services of others ordered by Consultant or his/her employees prior to receipt of Notice of Termination whether or

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not such materials or final instruments of services of others have actually been delivered, provided that Consultant or its employees are not able to cancel such orders for materials or services of others. Compensation for Consultant in the event of termination by City shall be determined by the [City Manager or Department Head] in accordance with the percentage of project completed. In the event that this Agreement is terminated pursuant to this Section 16.1, Consultant shall not be entitled to any additional compensation over that provided herein; nor shall Consultant be entitled to payment for any alleged damages or injuries (including lost opportunity damages) purportedly caused by the termination of this Agreement by City pursuant hereto.

- 16.2. **Consultant Termination.** Consultant may terminate this Agreement upon thirty (30) days written notice to City only for good cause. Consultant's written notice of termination shall contain a full explanation of the facts and circumstances constituting good cause. In the event of termination, all notes, sketches, computations, drawings and specifications, or other data, whether complete or not, produced through the time of City's last payment shall be relinquished to City. City may, at its own expense, make copies or extract information from any such notes, sketches, computations, drawings, and specifications, or other data whether complete or not.
- 16.3. **Consultant Failure to Perform.** Should Consultant fail to perform any of its obligations hereunder, within the time and in the manner provided or otherwise violate any of the terms of this Agreement, City may terminate this Agreement by giving written notice of such termination, stating the reasons for such termination in such event. Consultant shall be compensated as above, provided, however, there shall be deducted from such amount the amount of damage if any, sustained by City by virtue of Consultant's breach of this Agreement.
- 16.4. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. City shall have the benefit of such work as may have been completed up to the time of such termination.
- 16.5. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

17. INTERPRETATION OF AGREEMENT

- 17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This

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instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

- 17.3. **Headings.** The headings and captions appearing at the commencement of the Sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the Section or Subsection thereof at the head of which it appears, the language of the Section or Subsection shall control and govern in the construction of this Agreement.
- 17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).
- 17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting.

18. GENERAL PROVISIONS

- 18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement except as noted in Sections 5 and 9, above.
- 18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultant to file, a Statement of Economic Interest with City's Filing Officer if required under state law in the performance of the services. For breach or violation of

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this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

- 18.3. **Multiple Phase Projects.** Pursuant to Government Code section 1097.6, Consultant's duties and services under this Agreement shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Consultant shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Consultant, if any, pursuant to this Agreement.
- 18.4. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.
- 18.5. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.
- 18.6. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.
- 18.7. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.
- 18.8. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.
- 18.9. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to

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- bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.
- 18.10. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City’s sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.
- 18.11. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.
- 18.12. **Attorneys’ Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, each party shall pay its own costs, including any accountants’ and attorneys’ fees expended in the action.
- 18.13. **Venue.** The venue for any litigation shall be in the Superior Court of California for the County of Marin and Consultant hereby consents to jurisdiction in that court for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.
- 18.14. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

[Signatures on following page]

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TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”

City of Novato

“Consultant”

[Name of Company or Individual]

By:

Signature

By:

Signature

Printed:

Title:

Date:

Printed:

Title:

Date:

Attest:

By:

Laura McDowall, City Clerk

Date:

Approved as to form:

By:

Gary Bell, City Attorney

Date:

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CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

Cities are subject to the campaign disclosure provisions detailed in Government Code Section 84308.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to the City with your application.

1. No City councilmember or commissioner shall accept, solicit, or direct a contribution of more than \$500 from any party,¹ financially interested participant,² or agent³ while a proceeding is pending or for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a City proceeding shall disclose on the record of the proceeding any contribution of more than \$500 made to any councilmember or commissioner by the party, or agent, during the preceding 12 months. No party to or participant in a City proceeding shall make a contribution of more than \$500 to a councilmember or commissioner during the proceeding and for 12 months following the date a final decision is rendered by the City. No agent to a party or participant shall make a contribution in any amount to a councilmember or commissioner during the proceeding and for 12 months following the date a final decision is rendered by the City.

3. Prior to rendering a decision on a City proceeding, any councilmember or commissioner who received contribution of more than \$500 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any councilmember or commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of making the decision, or knowing about the contribution and the relevant proceeding, whichever comes last, that councilmember or commissioner shall be permitted to participate in the proceeding.

¹ "Party" is defined as any person who files an application for, or is the subject of, a proceeding.² "Participant" is defined as any person who actively supports or opposes a particular decision in a proceeding.

³ "Agent" is defined as a person who represents a party in connection with a proceeding for compensation who appears before or otherwise communicates with the City for the purpose of influencing the proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$500 has been made by you or your agent to a councilmember or commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current City councilmembers and commissioners are available on the City's website. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact the City Clerk.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Document:

- License
- Lease
- Permit
- Franchise
- Other Contract
- Other Entitlement

Name and address of any party, participant, or agent who has contributed more than \$500 to any councilmember or commissioner within the preceding 12 months:

1. _____
2. _____
3. _____

(b) Date and amount of contribution:

Date _____ Amount \$ _____

Date _____ Amount \$ _____

Date _____ Amount \$ _____

(c) Name of councilmember or commissioner to whom contribution was made:

1. _____
2. _____
3. _____

(d) I certify that the above information is provided to the best of my knowledge.

Printed Name _____

Signature _____

Date _____ Phone _____

To be completed by City:

Document No: _____

ATTACHMENT 1

WORKER'S COMPENSATION INSURANCE ACKNOWLEDGEMENT

I am aware of the provisions of section 3700 of the California 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. If any class of employees engaged in work under this contract at the site of the Project is not protected under any Worker's Compensation law, Consultant shall provide and shall cause each subconsultant to provide adequate insurance for the protection of employees not otherwise protected. Consultant shall indemnify and hold harmless City for any damage resulting from failure of either Consultant or any subconsultant to take out or maintain such insurance.

Date: _____

Signature

Printed Name

Title

ATTACHMENT 1

EXHIBIT A

(Scope of Services)

Section 1 General Description of Work Objectives

Brief statement of work as detailed in Section 3.0

Scheduling details

Section 2 Period of Performance and Location(s)

2.1 Project Period

Starting: Date of Agreement **Ending:**

2.2 Locations

1.

Section 3 Services/Tasks/Deliverables

Descriptions and timeframes for completion for discrete tasks

| ITEMIZATION OF SERVICES & DELIVERABLES | | |
|--|-----------------|---------|
| Task/Deliverables | Interval/Timing | Payment |
| 3.1 Item Description | | |
| 3.2 Item Description | | |
| 3.3 Item Description | | |

Section 4 Description of Worksite Conditions and Delivery Requirements

(Examples)

- 4.1** All non-hazardous and hazardous materials will be properly disposed of according to Novato Sanitary District and County waste disposal standards.
- 4.2** Sub-consultants will carry insurance to meet City's insurance requirements as specified in this contract.
- 4.3** All performing personnel will be licensed in the profession for the labor

ATTACHMENT 1

classification of their assigned work, or, if apprenticed, will perform under the supervision of a licensed professional.

- 4.4 Any incidental damage to _____ will be repaired to the satisfaction of the City Project Manager.
- 4.5 All personnel will be required to follow County and CDC COVID guidelines regarding use of proper Personal Protective Equipment while on the work site.

Section 5 Labor Classification

Pursuant to the requirements of California Labor Code section 1771, the labor performed for the work described must be compensated at general prevailing wage rates for outsourced work over \$1,000. Prevailing wage rates can be found at <https://www.dir.ca.gov/public-works/prevailing-wage.html>.

Invoicing will include a breakdown of hours and hourly rates for the labor performed.

| Job Classification Titles | No. of Employees Positions | No. of Subcontract positions | Hourly Rate Regular | Hourly Rate Overtime |
|---------------------------|----------------------------|------------------------------|---------------------|----------------------|
| | | | | |
| | | | | |
| | | | | |

Section 6 Quality Control/Quality Assurance and Warranties

(Example)

- 6.1 Work will be subject to a 7-year replacement or repair warranty.

Section 7 Additional Requirements

(Example)

Consultant's work is subject to inspection by the Project Manager at the following project intervals.

- 7.1 Sample
- 7.2 Sample 2

Rates and Limits

ATTACHMENT 1

Section 8 Points of Contact (Contract Supervision and Billing)

Section 9 Additional References

(Examples)

- 9.1 Applicable maps and drawings
- 9.2 City Policy or ordinances
- 9.3 Professional guidelines
- 9.4 Consultant's proposal

ATTACHMENT 1

EXHIBIT B

(Approved Fee Schedule)