

# **Redwood Preparatory Charter School**

## **REQUEST FOR QUALIFICATIONS REQUEST FOR PROPOSALS**

### **Proposition 39 Solar Photovoltaic System**

**Date Issued: November 20, 2017**

#### **Redwood Preparatory Charter School Contact:**

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**Proposals Due on January 9, 2017 2:00 p.m., at  
633 Third Street  
Eureka, CA 95501  
*Fax or E-mail Proposals Will Not Be Accepted***

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# REQUEST FOR QUALIFICATIONS/ REQUEST FOR PROPOSALS

## Prop 39 Photovoltaic System

### Redwood Preparatory Charter School (RPCS)

#### INTRODUCTION

The Redwood Preparatory Charter School (RPCS) solicits proposals responsive to this Request for Qualifications/Request for Proposals from interested Energy Service Companies (ESCOs) to design, permit, install and commission a fully integrated and operational solar photovoltaic (PV) system. A proposed schedule indicating the timeline for this solicitation is identified in **Appendix A: Proposed Project Schedule**. A mandatory pre-proposal site visit and question forum will be held on **December 8, 2017 from 2:00 to 3:00pm** at 1480 Ross Hill Road Fortuna, CA 95540. The site visit and forum are designed to increase the likelihood that respondents have the applicable and appropriate information necessary to deliver proposed solutions that meet RPCS's expressed needs.

#### OVERVIEW

This solicitation seeks proposals for a Photovoltaic (PV) system to be located on property owned by Dream It, Be It and leased by RPCS at 1480 Ross Hill Road Fortuna, CA 95540. The expected work product will be to design and implement a solar photovoltaic system that has a first-year production value of no less than 39,600 kWh which complies with City of Fortuna (City) requirements and California Energy Commission (CEC) guidelines for use of Proposition 39 funding. Utility data can be provided by the Project Manager upon request. A preliminary structural engineering assessment has identified building and roof locations for PV panels as described in **Appendix F: Technical Facility Profile**. However, proposers should also consider alternate locations on other RPCS buildings and/or ground-mounted arrays on RPCS property. Total allocated Proposition 39 funding available to the RPCS for this project, including permitting design and all other soft costs, is \$123,750.00. Installation options include: roof, awning, parking lot (canopy) and/or ground mount. The selected ESCO will work with RPCS to determine the best installation option/location(s), taking into account initial installation costs, long-term maintenance and operational costs, technical feasibility, permitting restrictions, aesthetics, customer preferences and future facility upgrades.

This procurement for services is authorized as an energy service contract pursuant to California Government Code sections 4217.10 et seq. Prior to the potential award of a contract to the selected ESCO, RPCS Board of Directors will adopt a resolution as required by California Government Code section 4217.12, finding that the anticipated cost to RPCS for electrical power generation to be provided by the proposed solar power project will be less than the anticipated marginal cost to RPCS of electrical energy that would have been consumed by RPCS in the absence of this project. The contract with the selected ESCO will be the sole contract RPCS will hold for the completion of this project.

#### STATEMENT OF WORK

The scope of services provided by the selected ESCO shall include all tasks required to design, fabricate, store, deliver, install and commission a fully operational PV system for RPCS. Any required ancillary equipment, such as security fencing for a ground-mounted installation, or access ladders for roof-mounted panels, are included in the scope of work. The scope shall also include, but not be limited to, securing all permits and approvals from governing agencies (including the City of Fortuna),

all labor, taxes, services, permit fees, training, monitoring and equipment necessary to produce a fully operational solar PV system.

The selected ESCO will be expected to work with RPCS to design/engineer the solar PV system to meet RPCS's specific design and funding criteria, and to maximize the solar energy resources, taking into consideration RPCS's electrical demand and load patterns, proposed installation site, available solar resources, existing site conditions, proposed future site improvements, and other relevant factors. In addition, the selected ESCO will be expected to complete installation and integration of the system based on a schedule as dictated by RPCS's funding sources for this project.

The proposal shall contain a detailed explanation of the complete project and delineation of all work tasks to be performed by the awarded ESCO. The proposer must have the technical capability and demonstrated experience to complete the project as set out in this RFP.

The selected ESCO will be expected to furnish any and all electrical, structural and mechanical designs and specifications that are requested and/or required by the City of Fortuna, or any other regulatory bodies with jurisdiction over the project.

Installation of the system is subject to California prevailing wage requirements, and the selected ESCO and its subcontractors are required to pay all workers employed for the performance of this contract no less than the applicable prevailing wage rate for each such worker. This project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations pursuant to Labor Code sections 1725.5 and 1770 *et seq.* In accordance with Labor Code sections 1725.5 and 1770 *et seq.*, all contractors and subcontractors working at the site shall be duly registered with the Department of Industrial Relations at time of bid opening and at all relevant times. Proof of registration shall be provided as to all such contractors prior to the commencement of any work.

The selected ESCO will work with RPCS and its representatives to determine the best approach for design. Final scope approval will be given prior to installation.

After approval of a final design by RPCS and the Project Manager, and after receiving any necessary regulatory approvals, the ESCO shall provide all necessary materials, equipment, and labor to construct and successfully commission the photovoltaic system installation and interconnection with the electrical grid.

The ESCO shall provide approved training for designated RPCS personnel in the operation of the entire photovoltaic system, including the operation and maintenance of inverters, transfer switches, panel board, disconnects, and other features as requested by the school. The ESCO shall provide the school with written instructions and procedures, including any training and monitoring information, for shut-down and start-up activities for all components of the system.

All project services will comply with Proposition 39 Guidelines.

The ESCO will provide any necessary data and coordinate the project with all Prop 39 submission and reporting requirements.

All equipment provided by the ESCO for this Project shall have a history of successful operating experience in similar installations and shall be in new, unused condition. This equipment shall be



current technology with readily available non-proprietary replacement parts. All equipment used for this Project shall be approved by RPCS prior to installation.

Contractor's duties shall include but may not be limited to the following:

- Prepare construction documents where necessary.
- If necessary, hire design professionals to create plans and specifications for City of Fortuna approval.
- Ensure compliance with all applicable governing codes and standards including, but not limited, to Title 24 Standards and the California Building Code.
- Ensure compliance with all requirements for photovoltaic installations contained in the National Electric Code (NEC) and the California Electric Code (CEC), including, but not limited to, Articles 250, 310 and 690.
- Ensure RPCS participation and feedback in scoping process.
- Provide a schedule for completion of Project.
- Prepare a plan for ongoing equipment maintenance and system upgrade, if requested as an alternate.
- Assist RPCS in securing all relevant rebates including rebates from programs such as the Proposition 39 program.
- Ensure delivery of all materials and equipment to Site(s).
- Construct/Install Project.
- Manage all Subcontractors.
- Meet regularly to update the RPCS representatives as to Project progress.
- Obtain and maintain all licenses, permits, and authorizations as needed for the Project.
- Commission Project; provide training on equipment/systems if requested.
- Provide project closeout, which may include electronic versions of As-Builts, operations and maintenance information with a training and monitoring session, permits, warranties and completion documentation.
- Provide assistance with City of Fortuna close-out, if required.
- Post installation audit and energy savings tracking pursuant to Proposition 39 guidelines.

## **APPENDIX A: PROPOSED PROJECT SCHEDULE**

The following schedule is the proposed schedule, and may change during the project.

| <b>ACTIVITY</b>                                    | <b>DATE</b>                                 |
|--|---|
| <b>Issue RFQ/RFP</b>                               | <b><u>November 20, 2017</u></b>             |
| <b>Pre-Proposal Site Visit</b>                     | <b><u>December 8, 2017 at 2:00 p.m.</u></b> |
| <b>Responses Due</b>                               | <b><u>January 9, 2018</u></b>               |
| <b>Review and Selection of Finalist(s)</b>         | <b><u>January 11, 2018</u></b>              |
| <b>Interviews Scheduled and Conducted</b>          | <b><u>January 11, 2018</u></b>              |
| <b>ESCO Selected/Notice of Award issued</b>        | <b><u>January 11, 2018</u></b>              |
| <b>Contract Finalized/Notice to Proceed issued</b> | <b><u>January 25, 2018</u></b>              |
| <b>Conduct Design Work</b>                         | <b><u>1/26/18 – 3/2/18</u></b>              |
| <b>Finalize Design</b>                             | <b><u>April 30, 2018</u></b>                |
| <b>Build Project</b>                               | <b><u>6/11/18 – 8/3/18</u></b>              |
| <b>Construction Complete</b>                       | <b><u>August 3, 2018</u></b>                |
| <b>Project Close-out and System Commissioning</b>  | <b><u>August 10, 2018</u></b>               |

## APPENDIX B: PROPOSAL REQUIREMENTS

For further information, please contact:

Marianne Bithell, Project Manager  
Redwood Coast Energy Authority  
633 3<sup>rd</sup> Street, Eureka, CA 95501

Phone: (707) 269-1700, x308  
Fax: (707) 269-1777  
Email: mbithell@redwoodenergy.org

### PROPOSAL REQUIREMENTS:

Provide one (1) unstapled original, three (3) copies and one (1) electronic copy on a USB key at the time and place indicated in the cover letter to this RFQ/RFP. Fax or email proposals will not be accepted. **Late responses will not be accepted.**

Each proposal shall be submitted in writing and must include the following information:

### ESCO PROFILE & QUALIFICATIONS:

The RPCS may award the contract to the firm that, in its sole opinion, is the most capable of providing the range of services described in this RFP. To be considered for this Project, a proposer must, at a minimum, have demonstrated knowledge and experience in design, engineering and construction capabilities relevant to the scope of this RFP. The proposal must contain a response to each of the following:

- *Answer all questions or state “N/A” if not applicable.*
  - *Please number and re-state each subheading or question, followed by your response. This improves clarity and makes it much easier to evaluate your response.*
  - *Number all pages.*
1. Name, address, contact numbers, email, website, and summary of the responding ESCO’s experience with public school projects and energy upgrades.
  2. If the responding ESCO is a business entity, provide information on the type of entity, its ownership, size, and location of its principal office.
  3. All applicable licenses including license numbers and expiration dates.
  4. Detailed resume(s) of personnel to be assigned to the Project.
    - a. Identify proposed sub-ESCO(s) by name, address, and work to be performed.
    - b. Summarize the scope of services (design, construction, training, monitoring, etc.) directly offered by ESCO.
    - c. Describe your qualifications and ability to design and install solar PV arrays.

5. List at least three (3) applicable design and/or construction projects completed by the ESCO and proposed Subcontractors within the past five (5) years that are similar in size and scope. Identify similar projects by name, location, owner, size, and date constructed.
  - a. Include a list of references including contact names and telephone numbers for the representative projects.
  - b. Source of funds used for the project (if known).
6. Describe your general approach to designing and constructing building systems and how the RPCS will be involved in the process?
7. Provide a preliminary implementation plan that includes but is not limited to:
  - a. Recommended location and required ancillary activities necessary to successfully install and grid-tie the proposed system.
  - b. Steps to ensure all applicable building codes and/or state requirements are met
  - c. Steps to ensure all applicable labor compliance requirements are met
  - d. Number of trainees and or apprentices to be used
  - e. Proposed Installed kW
  - f. Proposed First year kWh production values that meet or exceeds funding requirements. See Statement of Work and Appendix F.
  - g. Total Installed costs that are equal to or less than the not-to-exceed amount.
  - h. Estimated first year energy cost savings
  - i. Include a system monitoring service that can be used to retrieve such data for educational purposes.

The respondent may choose to use the following format to present project metrics.

| <i>Size (kW<br/>DC)</i> | <i>Demand<br/>Savings<br/>(kW)</i> | <i>Year 1<br/>Production<br/>(kWh)</i> | <i>Effective<br/>Useful Life</i> | <i>Year 1 Energy Cost<br/>Savings (\$)</i> | <i>Inverter Size<br/>(kW)</i> | <i>Measure Cost<br/>(\$)</i> |
|-------------------------|------------------------------------|--|----------------------------------|--|-------------------------------|------------------------------|
|                         |                                    |  |                                  |  |                               |                              |

8. Confirm and briefly discuss labor, panel and inverter warranties.
9. RPCS encourages ESCOs to maximize production and system size while saying below the project not to exceed value.
10. Public works ESCOs and Subcontractors must be registered with DIR, as specified in Labor Code section 1771.1(a). Project is subject to compliance monitoring and enforcement by DIR.
11. Proposed Price
  - a. The proposed price shall include all project costs (including design fees, City fees, permits, materials, labor, testing, commissioning, inspection, etc.).

**PROPOSITION 39 REQUIREMENTS:**

ESCOs will be required to comply with the Proposition 39 Program requirements.

ESCO acknowledges that all work must qualify as an eligible project under Proposition 39; and that the Statement of Work may be amended to reflect changes in funding allocation and RPCS's Energy Expenditure Plan, upon mutual agreement of the Parties and a written amendment to this Contract related to any changes in scope, payment, and duration. Prior to commencement of any Work, RPCS shall review and approve the Project.

The ESCO will comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on performance of the Work, including but not limited to data and reports to the California Energy Commission required under Proposition 39.

**COMPENSATION & PAYMENT:**

Compensation will have a not-to-exceed cap based on the estimated funding allocation for the approved project, and an agreement to modify (increase or decrease) the cap if Proposition 39 funds change.

The payment schedule will be consistent with the funding allocation schedule. The ESCO will agree to maintain and make available records for inspection by the RPCS and other agencies, and will provide or assist the RPCS in providing required annual and final reports for the project, including data for reports to the Proposition 39 Citizens Oversight Board.

**AGREEMENT**

The selected ESCO must enter into a written agreement for services using the RPCS's form agreement for Energy Services (the "Contract"), a copy of which is included as **Appendix C**. The Contract includes the following indemnity requirement:

"ESCO shall indemnify, defend with counsel acceptable to Redwood Preparatory Charter School, and hold harmless to the full extent permitted by law, Redwood Preparatory Charter School, its governing board, officers, agents, employees, and volunteers from and against any and all liability, demands, loss, damage, claims, settlements, expenses, and costs (including, without limitation, attorney fees, expert witness fees, and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's acts or omissions with respect to this Agreement, except such Liability caused by the active negligence, sole negligence, or willful misconduct of the Redwood Preparatory Charter School. This indemnification obligation is not limited by any limitation on the amount or type of damages or compensation payable under Workers' Compensation or other employee benefit acts, or by insurance coverage limits, and shall survive the expiration or early termination of this Agreement."

**SELECTION PROCESS:**

A selection committee will review the proposals and may select a short list of finalists for oral interviews.

**REFERENCE CHECK.**

RPCS will conduct a background/reference check of the responding firms. Proposed ESCOs that appear to have the necessary qualifications and who are acknowledged as competent to provide the services requested may be placed on the short list of finalists and interviewed.

**INTERVIEW.** RPCS may interview selected respondents.

**FINAL SELECTION.**

Predicated upon thorough review of proposals submitted and upon interviews with selected firms, RPCS will make a final selection and notify all finalists in writing.

RPCS will negotiate the final terms for services with the firm approved by RPCS Board. If it is not possible to reach mutual agreement with the designated firm, RPCS reserves the right to enter into negotiations with another firm.

The final selection will be made on the basis of best value, which includes, but is not be limited to the following criteria:

- Completeness and adherence to the requirements of this RFP.
- Qualifications and past similar experience.
- References.
- Fee and rates and base price proposal.

RPCS reserves the right to postpone selection for its own convenience, to withdraw this Request for Proposal at any time, and to reject any and all submittals without indicating any reason for such rejection. Submitted proposals become the property of RPCS.

As part of the negotiation process, RPCS reserves the right to require correction of technical errors in the proposal and to modify the published Statement of Work and to approve or disapprove the list of sub-consultants. Should RPCS determine that specific expertise is lacking in the project team, RPCS will reserve the right to request specific consultants with specific expertise to be added to the team. Any interpretation of, or change in, this Request for Proposal will be made by addendum, and shall become part of the Request for Proposal and any contract awarded.

**Note:** Pursuant to California Government Code section 4529.12,-RPCS employees are prohibited from participating in the selection process when they have a financial or business relationship with any private entity seeking to enter into a contract with RPCS, and RPCS requires compliance with all laws regarding political contributions, conflicts of interest or unlawful activities.

RPCS reserves the right to contract with any entity responding to this Request for Proposals. RPCS makes no representation that participation in the Request for Proposal process will lead to an award of contract or any consideration whatsoever. RPCS shall in no event be responsible for the cost of preparing any proposal in response to this Request for Proposals. The selection of ESCO(s) to participate in the Request for Proposal process if at all is at the sole discretion of RPCS.

From the period beginning on the date of the issuance of this Request for Proposals, and ending on the date of the award of the contract, no person, or entity submitting in response to this Request for

Proposals, nor any officer, employee, representative, agent, or consultant representing such a person or entity shall contact any person within RPCS to engage in discussion of the process of selection or award process except for RPCS designee for questions listed in this Request for Proposals.

## **APPENDIX C: ENERGY SERVICES CONTRACT**

### **CONTRACT**

This Energy Services Contract (“Contract”) is made by and between the Redwood Preparatory Charter School (“RPCS”), and \_\_\_\_\_ (“ESCO”).

RPCS and ESCO hereby agree as follows:

### **RECITALS**

**WHEREAS**, California Government Code sections 4217.10, *et seq.*, authorize RPCS, as a public agency, to enter into an energy services agreement wherein the ESCO provides conservation services to RPCS from an energy conservation facility on terms that its governing body determines are in the best interest of RPCS;

**WHEREAS**, pursuant to California Government Code section 4217.11(d), “conservation services” include electrical, thermal, or other energy savings resulting from conservation measures, which shall be treated as a supply of such energy;

**WHEREAS**, through this Contract, RPCS intends to contract for the engineering, system design, fabrication and installation of photovoltaic solar systems that will result in energy savings to RPCS and which shall be a supply of energy to RPCS (the “Project”) at the following sites: 1440 Ross Hill Road, Fortuna, CA 95540 (the “Project Sites” or “Sites”, and each individually a “Site”), consistent with the terms of California Government Code section 4217.10, *et seq.*;

**WHEREAS**, RPCS’s Governing Board, after holding a hearing at a regularly scheduled public hearing and after having provided two weeks advanced notice of such hearing, has made all findings required California Government Code section 4217.12 for RPCS to enter into this Contract;

**WHEREAS**, the ESCO shall engineer, design, and construct the Project pursuant to this Contract, including but not limited to certain General Terms and Conditions and other Contract Documents (as that term is defined in the General Conditions), which Contract Documents are incorporated into the Agreement by this reference;

**NOW, THEREFORE**, in consideration of the covenants hereinafter contained in this Contract, RPCS and ESCO agree as follows:

#### **1. Description of Work**

The ESCO will provide the design, construction, commissioning and installation of a Proposition 39 funded project at Redwood Preparatory Charter School. The ESCO agrees to furnish all labor, materials, equipment, plant, tools, supervision, appurtenances, and services, including transportation and utilities, required to perform and satisfactorily complete all work required for the Project. The ESCO agrees to furnish any and all electrical and mechanical designs and specifications including but not limited to performance specifications, panel layout and mounting diagrams, electrical drawings and calculations, mechanical drawings and calculations complete



with stamp and signature of a licensed California Engineer within twenty-one (21) calendar days of award of contract.

It shall be the responsibility of the ESCO to obtain City of Fortuna approval of the Project plans. No work shall commence at any site prior to City approval of the Project plans.

## **2. Contract Documents**

The Contract Documents consist of the Complete Proposal Documents, as submitted by ESCO, including applicable drawings and calculations, the Contract, any Amendment thereto, Schematic Drawings and Specifications, Supplementary General Conditions, if any, General Conditions, Detailed Project Schedule, Proposal Requirements, Request for Proposals, Disabled Veteran Business Enterprises Requirements (if applicable), Labor Compliance Program (if applicable), all addenda, required bond(s) and insurance certificates, completed Project Questionnaire, ESCO Prequalification, all of which are incorporated herein by this reference. All Contract Documents are intended to coordinate so that any work called for in one document and not mentioned in another document is to be executed as if mentioned in all documents.

## **3. Proposals & Compensation**

As full compensation for ESCO's complete and satisfactory performance of the work and activities described in the Contract Documents, RPCS agrees to pay ESCO, and ESCO agrees to accept the sum of \_\_\_\_\_, which shall be paid to the ESCO according to the Contract Documents.

## **4. Prevailing Wages**

This Project is subject to prevailing wage requirements, and ESCO and its Subcontractors are required to pay all workers employed for the performance of this contract no less than the applicable prevailing wage rate for each such worker.

## **5. Time for Completion**

The starting date of the Contract shall be the day listed by RPCS in the Notice to Proceed and the ESCO shall fully complete all the work as detailed in accordance with Appendix A of the RFP: Proposed Project Schedule. Time is of the essence in the performance of this Contract.

## **6. Liquidated Damages**

Liquidated damages for ESCO's failure to complete the Contract within the time fixed for completion inclusive of milestone dates are established in the amount of \$800.00 per day per each Milestone until that Milestone is completed.

IN WITNESS WHEREOF, the parties agree to the terms of this Contract on the day and year written below.

\_\_\_\_\_  
RPCS Authorized Signature

\_\_\_\_\_  
ESCO

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
ESCO License No and Expiration Date

\_\_\_\_\_  
Date

By:

\_\_\_\_\_  
Individual Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

For:

\_\_\_\_\_  
Corporation or Partnership

If Corporation, Seal Below.

**General Conditions to Design-Build Contract for:  
Proposition 39 Solar Photovoltaic System  
Redwood Preparatory Charter School**

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## **1. DEFINITIONS**

Addendum: A written change or revision to the Contract Documents issued to the prospective proposers prior to the time of receiving proposals.

Alternate: The sum to be added to or deducted from the base proposal if the change in scope of work as described in Alternates is accepted by RPCS.

Approved: Approved by RPCS or RPCS's authorized representative unless otherwise indicated in the Contract Documents.

Architect: The person or firm holding a valid license to practice architecture or engineering which has been designated (if any designated) to provide architectural or engineering design services on this Project. When Architect is referred to within the Contract Documents and no architect or engineer has in fact been designated, then the matter shall be referred to RPCS Superintendent or its designer.

As Directed: As directed by RPCS or its Project Manager, unless otherwise indicated in the Contract Documents.

As Selected: As selected by RPCS or its Project Manager, unless otherwise indicated in the Contract Documents.

City: The City of Fortuna, which has the authority to review and approve building permits for private property within the City limits, including the subject site.

Construction Manager: The individual or entity named as such by RPCS if applicable. If no Construction Manager is designated for the project, all references to the Construction Manager in these Contract Documents shall mean RPCS and/or its designee.

Contract: The legally binding agreement between RPCS and the ESCO wherein the ESCO agrees to furnish the labor, materials, equipment, and appurtenances required to perform the work described in the Contract Documents and RPCS agrees to pay the ESCO for such work.

Contract Documents: The Contract Documents are described in the Contract for this Project.

ESCO: The person or entity holding a valid license in the State of California required for performing this Project and who has contracted with RPCS to perform the construction work described in the Contract Documents. The term ESCO shall be construed to mean all the officers, employees, Subcontractors, suppliers, or other persons engaged by the ESCO for the work of this Project.

Final Completion: Final Completion is achieved when the ESCO has fully completed all Contract Document requirements, including, but not limited to, all final punch list items and project closeout, to RPCS's satisfaction.

Furnish: Purchase and deliver to site of installation.

Governing Board: The Governing Board of the Redwood Preparatory Charter School.

Inspector: The person engaged by RPCS to inspect the workmanship, materials, and manner of construction of buildings or portions of buildings to determine if such construction complies with the Contract Documents and applicable codes and regulations.

Indicated (or) As Shown: Shown on drawings and/or as specified.

Install: Fix in place, for materials; and fix in place and connect, for equipment.

Modification: An authorized change to the Contract Documents which may or may not include a change in contract price and/or time.

Project: The total construction work and activities described in these Contract Documents.

Project Manager: Redwood Coast Energy Authority (RCEA) serves as the Proposition 39 Project Manager for this Project.

Proposal: The properly completed and signed proposal to perform the construction work for the Project as described in the Contract Documents.

RPCS and/or Owner: RPCS, its governing board, authorized officers and employees, and authorized representatives.

Secure: Obtain.

Subcontractor: A person, firm, or corporation duly licensed in the State of California who has a contract with the ESCO to furnish labor, materials and equipment, and/or to install materials and equipment for work in this Contract.

## **2. Project Manager**

### **a. Role and Responsibilities**

The Project Manager is responsible for the general oversight of all the working drawings, technical Specifications, sketches and other information necessary to define the work covered by these Contract Documents as generated by the ESCO. The Project Manager shall visit, inspect and observe the construction to determine general compliance with the Contract Documents. The Project Manager shall evaluate the shop drawings, samples and other submittals required in the technical Specifications, and maintain an up-to-date log of all such items processed. The Project Manager will consult with RPCS, ESCO, and any state, county or city agency having jurisdiction over the work whenever necessary to further the best interests of the Project.

### **b. Disputes**

Should any dispute arise respecting interpretation of the drawings and Specifications, the value of any work done or of any work omitted, or of any extra work which ESCO may be required to do, or respecting the size of any payment to ESCO during the performance of this Contract, the dispute shall be decided by the Project Manager, and the Project Manager's decision shall be final and conclusive.

## **3. CONTRACT DOCUMENTS**

### **a. Contents and Precedence**

The Contract Documents consist of the executed Contract and all Addenda, all approved change orders, the completed Request for Proposals Form, the required Bonds and the Insurance forms, the Request for Proposals, the Notice of Award, the Notice to Proceed, the General Conditions, any Supplemental Conditions, the Technical Specifications, and the Drawings. The Contract Documents are complementary, and anything required by one shall be as binding as if required

by all. In case of conflicts within the Contract Documents, the order of precedence of interpretation shall be as listed above, with the executed Contract and any change order thereto having priority, and subsequent Addenda having priority over prior Addenda only to the extent modified by the subsequent Addenda. In case of conflict within the drawings, larger scale drawings shall govern smaller scale drawings, and written dimensions shall govern over scaled dimensions.

b. Ambiguities, Errors, and Inconsistencies

If, in the opinion of the ESCO, the construction details indicated on the drawings or otherwise specified are in conflict with accepted industry standards for quality construction and therefore might interfere with its full guarantee of the work involved, the ESCO shall promptly bring this information to the attention of the Project Manager for appropriate action before submittal of the proposal. ESCO's failure to request clarification or interpretation of an apparent ambiguity, error or inconsistency waives that ESCO's right to thereafter claim any entitlement to additional compensation based upon an ambiguity, inconsistency, or error, which should have been discovered by a reasonably prudent ESCO, subject to the limitations of Public Contract Code §1104. During the Project, should any discrepancy appear, or any misunderstanding arise as to the import of anything contained in the Contract Documents, the matter shall be promptly referred to the Project Manager, who will issue instructions or corrections.

c. Lines and Planes

All lines and planes appearing on contract drawings to be horizontal or vertical and not explicitly indicated otherwise shall be constructed true and plumb. All lines and planes appearing on contract drawings to intersect at right angles and not explicitly indicated otherwise shall be constructed at true right angles. Where details are indicated covering specific conditions, such details also apply to all similar conditions not specifically indicated.

d. Standards

The specification standards of the various sections of the Specifications shall be the procedural, performance, and material standards of the applicable association publications identified and shall be the required level of installation, materials, workmanship, and performance for the applicable work. Except where a specific date of issue is mentioned hereinafter, references to specification standards shall mean the edition, including amendments and supplements, in effect on the date of the Request for Proposals. Where no standard is identified, and a manufacturer is specified, the manufacturer's specifications are the standards. All standards shall be subordinate to the requirements of the applicable codes and regulations.

e. Reference to the Singular

Wherever in the Specifications an article, device or piece of equipment is referred to in the singular number; such reference shall include as many such items as are shown on Drawings or required to complete the installation.

#### **4. INTENT OF DRAWINGS AND SPECIFICATIONS**

a. Drawings and Specifications are to be read as an integrated document. The ESCO shall promptly report to the Project Manager any ambiguities, discrepancies, or errors which come to the ESCO's attention.



b. Figured dimensions shall be followed in preference to scaled dimensions, and the ESCO shall make all additional measurements necessary for the work and shall be responsible for their accuracy. Before ordering any material or doing any work, the ESCO shall verify all measurements at the Project site and shall be responsible for the correctness of same.

c. It is the intent of the drawings and Specifications to show and describe complete installations. Items shown but not specified, or specified but not shown, shall be included unless specifically omitted.

d. The Specifications shall be deemed to include and require everything necessary and reasonably incidental to the completion of all work described and indicated on the drawings, whether particularly mentioned or shown, or not.

## **5. TRADE DIVISIONS**

Segregation of the Specifications into the designated trade divisions is only for the purpose of facilitating descriptions and shall not be considered as limiting the work of any subcontract or trade. Subject to other necessary provisions set forth in the Specifications, the terms and conditions of such limitations or inclusions shall lie solely between the ESCO and its Subcontractors. "Scope" as indicated in each section of the Specifications shall serve only as a general guide to what is included in that section. Neither the stated description nor the division of the plans and Specifications to various sections, which is done solely for convenience, shall be deemed to limit the work required, divide or indicate it by labor jurisdiction or trade practice, or set up any bidding barriers to the various Subcontractors or suppliers.

a. The ESCO shall be responsible for the proper execution of all work required by the Contract Documents and for allocating such portions as the ESCO sees fit to the various Subcontractors, subject to applicable law. The ESCO is cautioned that the various individual sections may not contain all work that the ESCO may wish to allocate to a particular Subcontractor or everything bearing on the work of a particular trade, some of which may appear in other portions of the plans or Specifications.

b. If the ESCO elects to enter into any subcontract for any section of the work the ESCO assumes all responsibility for ascertaining that the Subcontractor for the work is competent, licensed, solvent, thoroughly acquainted with all conditions and legal requirements of the work, has included all materials and appurtenances in connection therewith in the subcontract, and has performed its work in strict compliance with the Contract Documents.

c. It shall be the responsibility of the ESCO to notify each prospective Subcontractor at the time of request for proposals of all portions of the Contract Documents, including the General Conditions, Supplementary Conditions and any parts of sections of Specifications or plans that the ESCO intends to include as part of the subcontract.

## **6. MASTER MANDATORY PROVISIONS**

a. Any material, item, or piece of equipment mentioned, listed or indicated without definition of quality, shall be consistent with the quality of adjacent or related materials, items, or pieces of equipment on the Project and in accordance with best practices.

b. Any method of installation, finish, or workmanship of an operation called for, without definition of standard of workmanship, shall be followed or performed and finished in accordance with best practices and consistent with adjacent or related installations on the Project.

- c. Any necessary material, item, piece of equipment or operation not called for but reasonably implied as necessary for proper completion of the work shall be furnished, installed or performed and finished; and shall be consistent with adjacent or related materials, items, or pieces of equipment on the Project, and in accordance with best practices.
- d. Names or numbered products are to be used according to the manufacturers' directions or recommendations unless otherwise specified.

## **7. ESCO**

- a. The ESCO shall perform all the work and activities required by the Contract Documents and furnish all labor, materials, equipment, tools and appurtenances necessary to perform the work and complete it to RPCS's satisfaction within the time specified. The ESCO shall at all times perform the work of this Contract in a competent and workmanlike manner and, if not specifically stated, accomplish the work according to the best standards of construction practice. The ESCO in no way is relieved of any responsibility by the activities of the Project Manager, engineer, inspector or City in the performance of such duties.
- b. The ESCO shall employ a full-time competent superintendent and necessary assistants who shall have complete authority to act for the ESCO on all matters pertaining to the work. The superintendent shall be satisfactory to RPCS and, if not satisfactory, shall be replaced by the ESCO with one that is acceptable. Also, the superintendent shall not be changed without the written consent of RPCS unless the superintendent ceases to be employed by the ESCO.
- c. ESCO shall make the layout of lines and elevations and shall be responsible for the accuracy of both the ESCO's and the Subcontractors' work resulting there from. All dimensions affecting proper fabrication and installation of all Contract work must be verified by the ESCO prior to fabrication and installation by taking field measurements of the true conditions. The ESCO shall take, and assist Subcontractors in taking, all field dimensions required in performance of the work, and shall verify all dimensions and conditions on the site. If there are any discrepancies between dimensions in drawings and existing conditions which will affect the work, the ESCO shall promptly bring such discrepancies to the attention of the Project Manager for adjustment before proceeding with the work. ESCO shall be responsible for the proper fitting of all work and for the coordination of all trades, Subcontractors and persons engaged upon this Contract.
- d. ESCO shall do all cutting, fitting, or patching of ESCO's work that may be required to make its several parts come together properly and fit it to receive or be received by work of other ESCOs as shown, or reasonably implied by, the drawings and Specifications for the completed work. Any cost incurred by RPCS due to defective or ill-timed work shall be borne by the ESCO.

## **8. RESPONSIBILITY OF ESCO**

- a. ESCO shall be held strictly responsible for the proper performance of all work covered by the Contract Documents, including all work performed by Subcontractors. All work performed under this Contract shall comply in every respect to the rules and regulations of all agencies having jurisdiction over the Project or any part thereof.
- b. If applicable, ESCO shall perform the duties and submit Verified Reports as defined in Sections 4-336 and 4-343 (c), Group 1, Chapter 4, Part I, Title 24, California Code of Regulations ("CCR"). The duties of the ESCO are as defined in Section 4-343, Group 1,

Chapter 4, Part I, Title 24, of the CCR. ESCO shall keep and make available a copy of Title 24 of the CCR at the job site at all times.

c. Where, because of short supply, any item of fabricated materials and/or equipment, indicated on drawings or specified, is unobtainable and it becomes necessary, with the consent of the Project Manager, to substitute equivalent items differing in details or design, the ESCO shall promptly submit complete drawings and details indicating the necessary modifications of the work. This provision shall be governed by the terms of the General Conditions regarding Submittals: Shop Drawings, Cuts and Samples.

d. With respect to work performed at and near a school site, ESCO shall at all times take all appropriate measures to ensure the security and safety of students and staff, including, but not limited to, ensuring that all ESCO's employees, Subcontractors, and suppliers entering school property strictly adhere to all applicable RPCS policies and procedures, e.g., sign-in requirements, visitor badges, and access limitations.

## **9. SUBCONTRACTORS**

a. Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor and RPCS. RPCS shall be deemed to be the third-party beneficiary of the contract between the ESCO and each Subcontractor. If the ESCO does not specify a Subcontractor for any portion of the work to be performed under this Contract, as required by law, ESCO shall perform that portion of the work with its own forces. The ESCO shall not substitute any other person or firm as a Subcontractor for those listed in the proposal submitted by the ESCO, without the written approval of RPCS and in conformance with the requirements of the Public Contract Code. RPCS reserves the right of approval of all Subcontractors proposed for use on this Project, and to this end, may require financial, performance, and such additional information as is needed to secure this approval. If a Subcontractor is not approved, the ESCO shall promptly submit another firm of the same trade for approval.

b. The ESCO shall insert appropriate provisions in all subcontracts pertaining to work on this Project requiring the Subcontractors to be bound by all applicable terms of the Contract Documents. The ESCO shall be as fully responsible for the acts and omissions of the Subcontractors, and of persons either directly or indirectly employed by them, as the ESCO is for the acts and omissions of persons directly employed by the ESCO.

## **10. PERFORMANCE AND PAYMENT BONDS**

a. As directed in the Notice of Award, the ESCO shall file with RPCS the following bonds, using the bond forms provided with these Contract Documents:

- 1) A corporate surety bond, in a sum not less than 100 percent of the amount of the Contract, to guarantee the faithful performance of the Contract, substantially in form of **Appendix D**, attached hereto.
- 2) A corporate surety bond, in a sum not less than 100 percent of the amount of the Contract, to guarantee the payment of wages for services engaged and of bills contracted for materials, supplies, and equipment used in the performance of the Contract, substantially in the form of **Appendix F**, attached hereto.

b. Corporate sureties on these bonds and on bonds accompanying proposals must be admitted sureties as defined by law, legally authorized to engage in the business of furnishing

surety bonds in the State of California. All sureties and bond forms must be satisfactory to RPCS. Failure to submit the required bonds within the time specified by the Notice of Award, using the forms provided by RPCS, may result in cancellation of the award of Contract.

c. The amount of the Contract, as used to determine the amounts of the bonds, shall be the total amount fixed in the ESCO's proposal for the performance of the required work.

d. During the period covered by the Contract, if any of the sureties upon the bonds shall become insolvent or unable, in the opinion of RPCS, to pay promptly the amount of such bonds to the extent to which surety might be liable, the ESCO, within thirty (30) days after notice given by RPCS to the ESCO, shall provide supplemental bonds or otherwise substitute another and sufficient surety approved by RPCS in place of the surety becoming insolvent or unable to pay. If the ESCO fails within such thirty (30) day period to substitute another and sufficient surety, the ESCO shall, if RPCS so elects, be deemed to be in default in the performance of its obligations hereunder, and RPCS, in addition to any and all other remedies, may terminate the Contract or bring any proper suit or other proceedings against the ESCO and the sureties or any of them, or may deduct from any monies then due or which thereafter may become due to the ESCO under the Contract, the amount for which the surety, insolvent or unable to pay, shall have been liable on the bonds, and the monies so deducted shall be held by RPCS as collateral security for the performance of the conditions of the bonds.

e. Provide one electronic copy and one hardcopy set of bonds to the Project Manager to process with RPCS for signature.

## **11. INSURANCE**

a. ESCO shall obtain the following insurance from a company or companies acceptable to RPCS. All required insurance must be written by a company licensed to do business in the State of California at the time the policy is issued. All required insurance shall be equal to or exceed an A VIII rating as listed in Best's Insurance Guides' latest edition. On a case-by-case basis, RPCS may accept insurance written by a company listed on the State of California Department of Insurance List of Eligible Surplus Lines ("LESLI List") with a rating of A VIII or above as listed in Best's Insurance Guides' latest edition. Required documentation of such insurance shall be furnished to RPCS within the time stated in the Notice of Award. ESCO shall not commence work nor shall it allow its employees or Subcontractors or anyone to commence work until all insurance required hereunder has been submitted and approved in writing by RPCS and a notice to proceed has been issued.

b. ESCO shall take out and maintain at all times during the life of this Contract, up to the date of acceptance of the work by RPCS, the following policies of insurance:

1). General Liability Insurance: Personal injury and replacement value property damage insurance for all activities of the ESCO and its Subcontractors arising out of or in connection with this Contract, written on a comprehensive general liability form including ESCO's protected coverage, blanket contractual, completed operations, vehicle coverage and employer's non-ownership liability coverage, in an amount no less than either

a. \$1,000,000.00 combined single limit personal injury and property damage for each occurrence and \$2,000,000.00 annual aggregate with a \$0 umbrella/excess; or

b. \$2,000,000.00 annual combined single limit

These policies shall include the following coverage:

- 1). The inclusion of more than one insured shall not operate to impair the rights of one insured against another insured and the coverages afforded shall apply as though separate policies have been issued to each insured.
- 2). This policy does not exclude explosion, collapse, underground excavation hazard, or removal of lateral support.

c. Endorsements:

- 1). The certificate(s) for both the General Liability Policy and the Automobile Liability Policy, as well the Builders' Risk Policy if required above, shall be endorsed with the following specific language:

“Redwood Preparatory Charter School is named as an additional insured for all liability arising out of the operations by or on behalf of the named insured, and this policy protects the additional insured, its officers, agents and employees against liability for bodily injuries, death or property damage or destruction arising in any respect directly or indirectly in the performance of the Contract.”

- 2) The certificates must state that the insurance is under an occurrence based, and not a claims-made policy (policies). Both the General Liability Policy and the Builders' Risk Policy specified above shall be endorsed with the following specific language:

a. The insurance provided herein is primary and no insurance held or owned by RPCS shall be called upon to contribute to a loss.

b. Coverage provided by this policy shall not be reduced or canceled without thirty (30) days written notice given to RPCS by certified mail.

d. Professional Liability Insurance for Engineer of Record (Errors and Omissions):

ESCO shall maintain in force for the period covered by this Agreement, professional liability (errors and omissions) insurance covering the Engineer of Record's activities, in the amount not less than \$2,000,000 with an insurance carrier satisfactory to RPCS. In addition, to the extent that the activities and services of engineers or consultants retained by ESCO are not covered under ESCO's professional liability insurance, ESCO shall require each engineer and consultant to obtain and maintain a policy of professional liability insurance in an amount of not less than \$2,000,000 with an insurance carrier satisfactory to RPCS, before commencing services on the Project. ESCO shall provide a copy of the insurance policies to RPCS upon request.

e. Automobile Liability Insurance:

ESCO shall maintain in force for the period covered by this Agreement, automobile liability insurance covering bodily injury and property damage in an amount no less than \$1,000,000 combined single limit for each occurrence; \$2,000,000 aggregate. Said insurance shall include coverage for owned, hired, rented, and non-owned vehicles. All certificates must state that the insurance is under an occurrence based, and not a claims-made policy (policies).

f. Documentation:

Within ten (10) calendar days following issuance of the Notice of Award of the Contract, the following documentation of insurance shall be submitted to the Project Manager electronically to send to RPCS for approval prior to issuance of the Notice to Proceed: signed certificates of insurance showing the limits of insurance provided and copies of the specified endorsements for each policy. Certified copies of all policies shall be provided to RPCS upon request.

g.

If the ESCO fails to maintain such insurance, RPCS may take out such insurance to cover any damages for which RPCS might be held liable on account of the ESCO's failure to pay such damages, and deduct and retain the amount of the premiums from any sums due the ESCO under the Contract.

h. Workers' Compensation Insurance:

1). Within ten (10) calendar days following issuance of the Notice of Award of the Contract, the ESCO shall submit to Project Manager electronically in order to send to RPCS satisfactory proof that the ESCO and all Subcontractors it intends to employ have procured, for the period covered by the Contract, full Workers' Compensation insurance and employer's liability with limits of at least \$1,000,000 with an insurance carrier satisfactory to RPCS for all persons whom the ESCO may employ in carrying out the work contemplated under this Contract in accordance with the Workers' Compensation Insurance and Safety Act, approved May 26, 1913, and all acts amendatory or supplemental thereto (the "Act"). Such insurance shall be maintained in full force and effect during the period covered by the Contract. In the event the ESCO is self-insured, ESCO shall furnish a Certificate of Permission to Self-Insure, signed by the Department of Industrial Relations Administration of Self-Insurance, Sacramento, California.

2). If the ESCO fails to maintain such insurance, RPCS may take out worker's compensation insurance to cover any compensation which RPCS might be liable to pay under the provisions of the Act, by reason of any employee of the ESCO being injured or killed, and deduct and retain the amount of the premiums for such insurance from any sums due the ESCO under the Contract, or otherwise recover that amount from the ESCO or the Surety.

3). If an injury occurs to any employee of the ESCO for which the employee, or the employee's dependents in the event of the employee's death, is entitled to compensation under the provisions of the Act, or for which compensation is claimed from RPCS, RPCS may retain from the sums due the ESCO under this Contract an amount sufficient to cover such compensation, as fixed by the Act, until such compensation is paid, or until it is determined that no compensation is due, and if RPCS is compelled to pay such compensation, it will deduct and retain from such sums the amount so paid, or otherwise recover this sum from the ESCO or its Surety.

4). The policies represented by the certificates shall be endorsed with a Waiver of Subrogation and must contain the provision (and the certificates must so state) that the insurance cannot be canceled until thirty (30) days after written notice of intended cancellation has been given to RPCS by certified mail.

## **12. CODES AND REGULATIONS**

- a. The ESCO shall be knowledgeable regarding and shall comply with applicable portions of California Code of Regulations Title 24, the applicable Building Code, and all other codes, ordinances, regulations or orders of properly constituted authority having jurisdiction over the work of this Project. The ESCO shall examine the Contract Documents for compliance with these codes and regulations, and shall promptly notify the Project Manager of any discrepancies.
- b. All work and materials shall be in full accordance with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, the National Electric Code, the Uniform Plumbing Code published by the Western Plumbing Officials Association, the California Building Code, and other applicable State laws or regulations. Nothing in the Project plans or Specifications is to be construed to permit work not conforming to the applicable Codes. Buildings and/or all other construction covered by this Contract shall meet all the regulations for access by the physically handicapped as administered by the City of Fortuna, the entity reviewing the Work, and as may be required by federal or state law.

## **13. PERMITS AND TAXES**

- a. The ESCO shall obtain and pay for all permits, fees and licenses that are required in order to perform the work under this Contract. RPCS shall pay connection charges and meter costs for new permanent utilities required by these Contract Documents. The ESCO shall notify RPCS sufficiently in advance to submit requests for service to the appropriate utility companies so as to insure connections or installation of utility services in accordance with the Project schedule.
- b. The ESCO shall pay for all taxes on materials and equipment.

## **14. PATENTS AND ROYALTIES**

All fees or claims for patents, royalties or licenses on materials, equipment or processes used in the performance of work on this Project shall be included in the amount of the proposal. The ESCO shall indemnify, defend, and hold harmless RPCS, its Governing Board, the Project Manager, and their officers and employees, from all claims or liability, including costs and expenses, which may arise from the use on this Project of any patented or copyrighted materials, equipment, or processes.

## **15. SAFETY AND FIRE PREVENTION**

- a. The ESCO, Subcontractors and all their agents and employees shall fully comply with all of the provisions and requirements of CAL/OSHA, Title 8, California Code of Regulations, and all other safety codes applicable to the Project. The ESCO shall take thorough precautions at all times for the protection of persons and property, and shall be liable for all damages to persons or property, either on or off the site, which occur as a result of ESCO's prosecution of the work. The ESCO shall obtain permits for, install and maintain in safe condition barricades, walkways, fences, railings, and whatever other safeguards that may be necessary to protect persons and property from damage as a result of the construction under this Contract.
- b. ESCO is required to ensure Material Safety Data Sheets ("MSDS") are available in a readily accessible place at the work site for any material requiring a MSDS pursuant to the federal "Hazard Communication" standard or employee "right to know" laws. ESCO is also required to ensure proper labeling on materials brought on the job site such that any person working with the material or within the general area of the material is informed of the hazards of

the material and follows proper handling and protection procedures. A copy of the MSDS shall also be promptly submitted directly to RPCS.

c. ESCO shall not endanger any work by cutting, excavating, or otherwise altering the work and shall not cut or alter the work of any other ESCO except with the written consent of the Project Manager, nor overload any new or existing structures by the placing or storage of materials, equipment, or other items thereon, and, if necessary, shall provide calculations proving the safety in so doing.

d. If it is necessary to work at night, or where daylight is obscured, the ESCO shall provide and maintain lighting of an adequate level to properly prosecute the work, to permit the thorough inspection of same, and to ensure the safety to workers and others.

e. ESCO shall take extraordinary care to prevent fires and keep all flammable materials and oily rags in tightly closed metal containers. ESCO shall exercise particular care when welding or cutting, and with regard to the disposition of waste materials, the nature and quantity of which might create or increase a fire hazard.

## **16. HAZARDOUS MATERIALS**

Unless otherwise specified, this Contract does not include the removal, handling, or disturbance of any hazardous substances or materials encountered in the new construction or on the Project grounds. If such substances or materials are encountered, work shall cease in that area and RPCS shall be promptly notified to take appropriate action for removal or otherwise abating the condition in accordance with current regulations applicable to RPCS.

### **a. General**

- 1). No asbestos, asbestos-containing products or other hazardous materials shall be used in this construction or in any tools, devices, clothing or equipment used to further this construction.
- 2). Asbestos and/or asbestos containing products shall be defined as all items containing but not limited to chrysotile, crocidolite, amosite, anthophyllite, tremo-lite or actinolite.
- 3). Any or all material containing greater than one tenth of one percent ( $>.1\%$ ) asbestos shall be defined as asbestos-containing material.
- 4). Any disputes involving the question of whether or not material contains asbestos shall be settled by electron microscopy; the cost of any such tests shall be paid by the ESCO.
- 5). All work or materials found to contain asbestos or work or material installed with asbestos containing equipment will be immediately rejected and this work shall be removed by the ESCO at no additional cost to RPCS.

### **b. Decontamination and Removal of hazardous material from prior work**

- 1). Decontamination and removal of work found to contain asbestos or work installed with asbestos containing equipment shall be done only under the supervision of a qualified consultant, knowledgeable in the field of asbestos abatement and accredited by the Environmental Protection Agency ("EPA").



2). The asbestos removal ESCO shall be an EPA-accredited ESCO qualified in the removal of asbestos subject to approval of RPCS. 3) The asbestos consultant shall be chosen and approved by RPCS which shall have sole discretion and final determination in this matter.

4). The work will not be accepted until asbestos contamination is reduced to levels deemed acceptable by the asbestos consultant.

c. Hold Harmless

1). Interface of work under this contract with work containing asbestos shall be executed by the ESCO at ESCO's risk and at ESCO's discretion with full knowledge of the currently accepted standards, hazards, risks and liabilities associated with asbestos work and asbestos containing products. By execution of this contract the ESCO acknowledges the above and agrees to hold harmless, as set forth in the indemnity provisions of this Contract, the Owner, its employees, agents and assigns for all asbestos liability which may be associated with this work and agrees to instruct ESCO's employees and agents with respect to the above-mentioned standards, hazards, risks and liabilities.

2). The ESCO shall, prior to commencement of this work, provide a duly signed and notarized affidavit that ESCO has instructed ESCO's employees and agents with respect to the above-mentioned standards, hazards, risks and liabilities and the contents and requirements of this portion of the Contract Documents.

d. Certification

The ESCO agrees that materials containing asbestos or other hazardous materials as defined in Federal and State law shall not be used in construction.

**17. TEMPORARY FACILITIES**

a. The ESCO shall obtain permits for, install and maintain in safe condition all scaffolds, hoisting equipment, barricades, walkways, or other temporary structures that may be required to accomplish the work. Such structures shall be adequate for the intended use and capable of safely accepting all loads that may be imposed upon them. They shall be installed and maintained in accordance with all applicable codes and regulations.

b. The ESCO shall provide and maintain temporary heat from an approved source whenever in the course of the work it may become necessary for curing, drying or warming spaces as may be required for the proper installation of materials or finishes. The ESCO shall provide and maintain any and all facilities that may be required for dewatering in order that work may proceed on the project. If it is necessary for dewatering to occur continually, the ESCO shall have on hand whatever spare parts or equipment that may be required to avoid interruption of service or work.

c. The ESCO shall promptly remove all such temporary facilities when they are no longer needed for the work or on completion of the project. The ESCO shall repair any damage to premises or property which resulted from the construction, use, or removal of temporary facilities and shall restore the premises and property to their original condition.

d. See the Supplemental General Conditions and/or specifications for requirements concerning temporary sanitary facilities and utilities.

## **18. SIGNS**

No signs may be displayed on or about RPCS's property (except those which may be required by law) without RPCS's prior written approval of size, content and location. Any signs required by RPCS will be designated in the Supplemental General Conditions.

## **19. TIME**

- a. The ESCO shall commence the work on the date indicated in the Notice to Proceed. Time is of the essence regarding the Contract work, and the ESCO shall prosecute the work diligently and regularly at such a rate of progress as to ensure completion of this Project within, or sooner than, the time specified.
- b. The ESCOs and Subcontractors shall investigate and become aware of the amount of time required for the delivery of all equipment and materials required to perform the work under this Contract, and no extension of time shall be granted due to failure to order the equipment and materials sufficiently before their incorporation into the work so as to avoid delay to the Project.
- c. The ESCO and Subcontractors shall provide and maintain enough manpower, materials and equipment to ensure a rate of construction progress that will complete the Project within or sooner than the time specified and according to the schedule of work. If, in RPCS's opinion, the ESCO and/or Subcontractors are not prosecuting the work at a sufficient rate of progress to meet the Project schedule, RPCS may direct the ESCO to provide additional manpower, materials or equipment, or to work additional hours, holidays or weekends without additional cost to RPCS until the work is progressing in a manner satisfactory to RPCS. Failure to prosecute the work in a timely manner according to the Project schedule is considered a breach of Contract and shall be cause for termination of the Contract.

## **20. PRE-CONSTRUCTION & CONSTRUCTION SCHEDULE**

- a. Within fifteen (15) calendar days after the Notice of Award of Contract, the ESCO shall prepare and submit to the Project Manager and RPCS an electronic version of the as planned construction schedule showing in detail how the ESCO plans to prosecute the work within the time set for Final Completion. The schedule shall include the work of all trades necessary for construction of the Project, and shall be sufficiently complete and comprehensive to enable progress to be monitored on a day-by-day basis. The information for each activity shall include at a minimum the activity description, duration, start date and completion date.
- b. The ESCO shall take care in the preparation of the schedule to ensure that it represents an accurate and efficient plan for accomplishing the work. If the Project is more than one week behind schedule, it must be promptly revised showing how the ESCO plans to complete the work, but in no case, shall it show a completion date later than that required by the Contract, unless a time extension has been granted. The current schedule shall be kept posted in the ESCO's project office on site.
- c. The ESCO shall be responsible for the coordination of all work necessary and pertaining to the construction whether actually a part of this Contract or attendant thereto. The ESCO shall notify RPCS and various utility companies, as far as possible in advance of their required work, in order that work schedules may be developed for all concerned, which will permit the most effective and timely accomplishment of the entire project.

## **21. DELAYS AND TIME EXTENSIONS**

a. The ESCO may be granted a time extension if the ESCO encounters an unavoidable delay of the work due to causes completely beyond the ESCO's control and which the ESCO could not have avoided by the exercise of reasonable care, prudence, foresight and diligence. Causes for which a claim for extension of time may be made include: acts of the public enemy, acts of another ESCO in the performance of another contract with RPCS, priority of a governmental agency for materials or equipment, fire, flood, violent wind storm, epidemic, quarantine restriction, strike, freight embargo, or weather of an unusually severe nature. The ESCO will not be granted time extensions for weather conditions which are normal for the location of the Project, according to the U. S. Weather Bureau Records.

b. A request for extension of time and compensation related thereto shall be made in writing to the Project Manager and RPCS within ten (10) calendar days of the date the delay is encountered, or shall be deemed waived. The request shall include a detailed description of the reasons for the delay and corrective measures by the ESCO. The request shall be accompanied by evidence that the insurance policies required by the Contract shall be in effect during the requested additional period of time. In order for the Project Manager to consider a request for time extension, the ESCO must prove that the reasons stated for the delay actually caused a delay in portions of the work which will result in completion beyond the date specified in the Contract. The ESCO may also be granted a time extension for a significant change in the scope of work which request for extension of time shall be included in a Contract modification proposal.

c. No damages or compensation or any kind shall be paid to an ESCO because of delays in the progress of work, whether such delays be avoidable or unavoidable, that are not the responsibility of RPCS. RPCS's liability to ESCO for delays for which RPCS is responsible shall be limited to an extension of time unless such delays were unreasonable under the circumstances involved and were not within the contemplation of the parties when the Contract was awarded. The ESCO shall provide to RPCS the actual, substantiated costs to ESCO for which the ESCO may claim damages from RPCS. Such costs, if any, shall be directly related to the Project, and shall not include costs that would be borne by the ESCO in the regular course of business, including, but not limited to, office overhead and ongoing insurance costs. Delay damages shall not include ESCO or Subcontractor markup for overhead and profit, but only actual, documented, and direct actual costs. RPCS shall not be liable for any damages which the ESCO could have avoided by any reasonable means including, but not limited to, the more judicious handling of forces or equipment.

d. The granting of an extension of time because of unavoidable delays shall in no way operate as a waiver on the part of RPCS of the right to collect liquidated damages for other delays or of any other rights to which RPCS is entitled.

## **22. LIQUIDATED DAMAGES**

a. Should the ESCO fail to achieve Final Completion of this Contract within the time fixed for Final Completion, together with extensions granted by RPCS for unavoidable delays, ESCO shall become liable to RPCS in the amount specified in the Contract per calendar day for each day the Contract remains incomplete beyond the time for Final Completion, as liquidated damages and not as a penalty. ESCO may also be assessed liquidated damages for failure to meet milestones specified in the Contract Documents, regardless of impact on overall Project completion. ESCO shall not be charged with liquidated damages when the delay in completion of the work beyond the time for Final Completion is due to acts of RPCS. It is expressly

stipulated and agreed by ESCO and RPCS that it would be impractical and extremely difficult to fix the actual amount of damages.

b. In addition to any liquidated damages which may be assessed, if Contractor fails to achieve Final Completion of this Contract within the time fixed for Final Completion, together with extensions granted by RPCS for unavoidable delays, and if as a result RPCS finds it necessary to incur any costs and/or expenses, or if RPCS receives any claims by other contractors, subcontractors, or third parties claiming time or other compensation by reason of Contractor's failure to complete work on time, Contractor shall pay all those costs and expenses incurred by RPCS. These costs and expenses may include but are not limited to such items as rental payments, inspection fees, and additional architectural fees, whether related to the acquisition of facilities or caused by the delay in completion.

c. Any money due or to become due the ESCO may be retained to cover liquidated damages. Should such money not be sufficient to cover the liquidated damages, RPCS shall have the right to recover the balance from the ESCO or ESCO's sureties.

d. Should RPCS authorize suspension of the work for any cause, the time work is suspended will be added to the time for completion. Suspension of the work by RPCS shall not be a waiver of the right to claim liquidated damages as set forth in this section.

e. The assessment of Liquidated Damages does not otherwise limit the right of the Owner to claim a loss or damages incurred by the Owner for reasons other than delay (e.g. damages due to defective work).

### **23. RPCS'S RIGHT TO STOP WORK; TERMINATION OR SUSPENSION OF THE CONTRACT**

a. RPCS's Right to Stop Work:

In addition to or as an alternative to any and all other remedies available to RPCS, if the ESCO fails to correct work which is not performed in accordance with the Contract Documents, or if the ESCO persistently fails to perform the work in accordance with the Contract Documents, RPCS may by written order direct the ESCO to stop the work, or any portion thereof, until the cause for such order has been eliminated to the satisfaction of RPCS. However, the right of RPCS to stop the work shall not give rise to a duty on the part of RPCS to exercise this right for the benefit of the ESCO or any other person or entity, and the failure of RPCS to do so shall not be raised as a defense to the ESCO's failure to perform the work in accordance with the Contract Documents.

b. Termination for Cause:

1). If the ESCO refuses or fails to furnish sufficient materials, work force, equipment, and appurtenances to properly prosecute the work in a timely manner, or if ESCO refuses or fails to comply with any provisions of the Contract Documents, or if ESCO should file a bankruptcy petition or make a general assignment for the benefit of ESCO's creditors or if a receiver should be appointed on account of ESCO's insolvency, then RPCS may give the ESCO and ESCO's Surety written notice of intention to terminate the Contract. Unless within seven (7) calendar days after the serving of such notice upon the ESCO and ESCO's Surety such violation shall cease and arrangements for correction of such conditions shall be made satisfactory to RPCS, the Contract shall cease and terminate. In the event of such

termination, RPCS shall immediately serve written notice thereof upon the ESCO and ESCO's Surety.

2). In the event of termination for cause, in addition to all remedies available to the RPCS, the ESCO's Surety shall have the right to take over and perform the Contract; provided, however, that if the Surety does not commence performance within five (5) calendar days from the date of the issuance of such notice of termination, RPCS may take over the work and prosecute the same to completion by letting another Contract, or by any other method that RPCS deems advisable. The ESCO and ESCO's Surety shall be liable for any excess cost incurred by RPCS thereby, and in any such event RPCS may take possession of such materials, equipment, and other property belonging to the ESCO as may be on the site and use same in completing the work.

c. Termination or Suspension for Convenience:

RPCS reserves the right, in its sole discretion, to terminate or suspend all or part of the Contract for convenience following three (3) days written notice to the ESCO. In the event of termination or suspension for convenience, ESCO shall have no claims against RPCS, except:

- 1). The actual cost of labor, materials and services provided pursuant to the Contract, and which have not yet been paid for, as documented by timesheets, invoices, receipts and the like; and
- 2). Five percent (5%) of the total cost of the work performed as of the date of notice of termination or suspension or five percent (5%) of the value of the work yet to be completed, whichever is less. The parties agree that this amount shall constitute full and fair compensation for all ESCO's lost profits and other damages resulting from the termination or suspension for convenience.

**24. ASSIGNMENT OF CONTRACT**

The ESCO may not assign or delegate all or any portion of this Contract without the written consent of RPCS and no such consent shall be given which would relieve the ESCO or its Surety of their responsibilities under the Contract. The ESCO may assign, without liability to RPCS, monies due the ESCO under the Contract to banks, trust companies or other financial institutions provided written notice thereof is promptly delivered to RPCS. Assignment of monies earned by the ESCO shall be subject to the same retention as other payments made to ESCO, and shall also be subject to setoffs and back charges as provided by this Contract.

**25. COORDINATION WITH OTHER CONTRACTS**

a. RPCS reserves the right to do other work or award other contracts in connection with this Project. By entering into this Contract, ESCO acknowledges that there may be other ESCOs on or adjacent to the Project site whose work must be coordinated with that of its own. ESCO expressly warrants and agrees that it will cooperate with other ESCOs and will do nothing to delay, hinder, or interfere with the work of other ESCOs, or that of RPCS, its Project Manager and Construction Manager. ESCO also expressly agrees that in the event its work is hindered, delayed, interfered with, or otherwise affected by a separate ESCO, its sole remedy will be a direct action against the separate ESCO. To the extent allowed by law, the ESCO expressly waives any remedy against RPCS, its Project Manager and Construction Manager on account of delay, hindrance, interference or other such events caused by a separate ESCO.

- b. If any part of ESCO's work depends upon the work of a separate ESCO, ESCO shall inspect such other work and promptly report in writing to RPCS and Project Manager any defects in such other work that render it unsuitable to receive the work of ESCO. Failure of the ESCO to so inspect and report shall constitute an acceptance of the other ESCO's work, except as to defects which the ESCO could not have detected through the reasonable inspection of the other ESCO's work prior to the execution of ESCO's work.
- c. If ESCO is aware of a current or potential conflict between ESCO's work and the work of another ESCO on the site, and is unable to informally resolve the conflict directly with the other ESCO, ESCO shall promptly provide written notice to RPCS, with a copy to the Project Manager and the other ESCO, specifying the nature of the conflict, the date upon which the conflict arose, and the steps taken to attempt to resolve the conflict. RPCS may issue written instructions to address the conflict.
- d. If, through ESCO's negligence, any other ESCO or Subcontractor shall suffer loss or damage to the work, ESCO shall make a reasonable effort to settle with such other ESCO and Subcontractor by agreement or arbitration. If such other ESCO or Subcontractor shall assert any claim against RPCS or Project Manager, on account of any damage alleged to have been so sustained, RPCS or Project Manager shall notify the ESCO, who shall defend such proceedings at ESCO's own expense and save harmless and indemnify RPCS and the Project Manager from any such claim.

## **26. SUBMITTALS: SHOP DRAWINGS, CUTS AND SAMPLES**

- a. Within fifteen (15) calendar days after the Notice of Award of Contract, one electronic copy of shop drawings, brochures and cuts and samples in quantities specified by the Project Manager shall be submitted to the Project Manager for all items for which they are required by the plans and Specifications. Prior to transmittal, the ESCO shall examine all submittals for accuracy and completeness in order to verify their suitability for the work and compliance with the Contract Documents and shall sign and date each submittal. Submittals shall be made sufficiently before the items are required for the work so as to cause no delay and shall be in accordance with the project construction schedule.
- b. In addition to information furnished as common practice, submittals shall contain the Project name and location, ESCO's name and address, Subcontractor's or supplier's name and address, date of submittal and any revisions, and reference to appropriate specification section, and/or drawing and detail numbers. The ESCO and/or the Subcontractors shall verify in the field all dimensions and relationships to adjacent work necessary to ensure the proper fit of the items submitted. If necessary, the ESCO shall make any corrections required and resubmit with all due haste in the same number as initially required.
- c. Review of submittals, shop drawings, cuts or samples by RPCS and Project Manager shall not relieve the ESCO from complying with the requirements of the Contract Documents.
- d. Any materials or equipment installed without approval shall be at the ESCO's own risk, and ESCO may be required to remove any such materials or equipment and install the specified items at ESCO's own cost, including repairs to adjacent work.

## **27. PAYMENTS**

### **a. Cost Breakdown:**

Prior to submitting ESCO's first request for payment, the ESCO shall prepare and submit to the Project Manager and RPCS a cost breakdown (Schedule of Values) showing the major work items for each trade or operation required in construction of the Project. The work items shall be sufficiently detailed to enable the Project Manager to accurately evaluate the completion percentages requested by the ESCO. The cost for each work item shall include overhead and profit. The total of all work item costs shall equal the amount of the Contract.

### **b. Scope of Payment:**

Payment to the ESCO at the unit price or other price fixed in the Contract for performing the work required under any item or at the lump sum price fixed in the Contract for performing all the work required under the Contract, shall be full compensation for furnishing all labor, materials, equipment and tools necessary to the work, and for performing and completing, in accordance with the Specifications, all work required under the item or under the Contract, and for all expense incurred by the ESCO for any purpose in connection with the performance and completion of the work.

### **c. Progress Payments:**

The ESCO will, on or about the 25<sup>th</sup> day of each month, make an estimate of the value of the work completed by ESCO in the performance of the Contract. These estimates shall be subject to the review and approval of the Project Manager. The first such estimate will be of the value of the work completed after the ESCO commenced the performance of the Contract, and every subsequent estimate, except the final estimate, will be of the value of the work completed since the immediately preceding estimate. Such estimates will be based on labor, materials and equipment incorporated into the work, and items of materials and equipment delivered to the Project. The ESCO shall be responsible for the security and protection of such materials and equipment delivered to the Project and not incorporated in the work. The Governing Board has found that the Project is substantially complex and therefore requires a retention amount of 10%. Within thirty (30) calendar days after the approval of each estimate for progress payment, RPCS will pay to the ESCO an amount equal to ninety (90) percent of the approved estimate. Payments may at any time be withheld if in the judgment of RPCS the work is not proceeding in accordance with the Contract Documents, the ESCO is not complying with the requirements of the Contract, stop notices have been timely filed, the estimate contains an error, or RPCS has incurred costs or requests reasonable financial assurances regarding defective work by the ESCO.

### **d. Final Payment:**

Within thirty (30) days after all required work is fully completed in accordance with the Contract Documents, the ESCO shall submit a final invoice for the total value of the work completed in accordance with the Contract, which shall be subject to review and approval by RPCS. As required by law, RPCS shall pay ESCO the unpaid balance of the Contract price of the work, or the whole Contract price of the work if no progress payment has been made, determined in accordance with the terms of the Contract, less such sums as may be lawfully retained under any provision of the Contract, including, but not limited to, amounts retained as liquidated damages, for stop notices, for third-party claims for which the ESCO is required to indemnify RPCS, for

defective work and costs incurred by RPCS in connection therewith, or for other such claims and damages attributable to the ESCO ("Final Payment"). Prior progress estimates and payments are subject to correction in the Final Payment. Tender of the Final Payment shall constitute denial by RPCS of any unresolved claim. ESCO's acceptance of the Final Payment shall operate as a full and final release to RPCS and its agents from all unasserted claims ESCO has, or may have, related to this Contract.

e.        Payments Do Not Imply Acceptance of Work:

The granting of any progress payment or payments by RPCS or the receipt thereof by the ESCO shall not constitute acceptance of the work or of any portion thereof, and shall in no way lessen the liability of the ESCO to replace unsatisfactory work or material, whether or not the unsatisfactory character of such work or material was apparent or detected at the time such payment was made.

f.        Retention of Sums Charged Against ESCO:

It is mutually understood and agreed that when under any provision of this Contract RPCS shall charge any sums of money against the ESCO, the amount of such charge shall be deducted and retained by RPCS from the amount of the next succeeding progress estimate, or from any other monies due or that may become due the ESCO on account of the Contract. If on completion or termination of the Contract such monies due the ESCO are found insufficient to cover RPCS's charges against the ESCO, RPCS shall have the right to recover the balance from the ESCO or the ESCO's Sureties.

g.        Release:

The ESCO and each assignee under an assignment in effect at the time of Final Payment shall, if required by RPCS, execute and deliver at the time of Final Payment and as a condition precedent to Final Payment, a release in form and substance satisfactory to and containing such exemptions as may be found appropriate by RPCS, discharging RPCS, its officers, agents and employees of and from liabilities, obligations and claims arising under this Contract.

h.        Payment to Subcontractors and Suppliers:

The ESCO shall pay each Subcontractor and supplier promptly on receipt of each progress payment from RPCS for the materials, labor and equipment delivered to the site or incorporated in the work by each Subcontractor during the period for which the progress payment is made, less any retention as provided above.

i.        Stop Notice Costs:

RPCS reserves the right to charge the ESCO or Surety, or to withhold from release of retention, all costs incurred by RPCS, including attorney's fees, for processing and defending stop notice claims.

## **28. MODIFICATIONS OF CONTRACT**

a.        Changes in the Work:

- 1). RPCS, before the date of acceptance of the work, may, without notice to the Sureties, order changes in the work ("Modifications"), may order extra materials and extra work in



connection with the performance of the Contract, and the ESCO shall promptly comply with such orders. All Modifications must be approved by the City, as required by law.

2). If changes ordered in design, workmanship or materials are of such a nature as to increase or decrease the cost of any part of the work, the price fixed in the Contract shall be increased or decreased by such amount as represents the reasonable and proper allowance for the increase or decrease in the cost of the work in accordance with the provisions of this Article, and any other applicable terms of the Contract, including, but not limited to, the ESCO's schedule of values and the price for allowances, if any. Except as provided by law, the total cost of all Modifications shall not exceed ten (10) percent of the original Contract price.

3). In the case of a disputed work item, RPCS may direct the ESCO to perform the disputed work at no additional cost to RPCS on the grounds that the work is adequately indicated in the Contract Documents, and therefore already included in the Contract price. If the ESCO maintains that the disputed work represents a modification to the Contract, ESCO may submit a claim in accordance with Article 50, Resolution of Construction Claims.

Notwithstanding any dispute regarding the requirements of the Contract Documents, ESCO shall promptly and fully comply with RPCS's directive. ESCO's failure to do so shall be deemed a material breach of this Contract, and in addition to all other remedies, RPCS may, at its sole discretion, hire another ESCO and/or use its own forces to complete the disputed work at ESCO's sole expense, and may deduct the cost of such work from the Contract price.

b. Cost Breakdown

When the Modification is proposed, the ESCO shall furnish a complete breakdown of actual costs of both credits and extras, itemizing materials, labor, taxes, overhead and profit. Subcontract work shall be so indicated. All costs must be fully documented. The following limitations shall apply:

1). Limitations Where Contract Price Changes are Involved:

(a) Overhead and Profit for the ESCO. The ESCO's overhead and profit on the cost of subcontracts shall be a sum not exceeding ten percent (10%) of such costs. The ESCO's overhead and profit on the costs of work performed by the ESCO shall be a sum not exceeding fifteen percent (15%) of such costs. Overhead and profit shall not be applied to the cost of taxes and insurance by ESCO or Subcontractors or to credits. No processing or similar fees may be charged by the ESCO in connection with the Modification.

(b) Bond Premiums. The actual rate of bond premiums as paid on the total cost (including taxes) will be allowed, but with no markup for profit and overhead.

(c) Taxes. State and city sales taxes should be indicated. Federal excise tax shall not be included. (RPCS will issue an exemption on request.)

2). Change Order Certification:

All change orders and requests for proposed change orders shall be deemed to include the following certification by the ESCO:

"The undersigned ESCO approves the foregoing as to the changes in work, if any, and as to the Contract price specified for each item and as to the extension of time allowed, if any, for completion of the Project as stated herein, and agrees to furnish all labor, materials, and

service and to perform all work necessary to complete any additional work specified for the consideration stated herein. Submission of claims which have no basis in fact or which ESCO knows are false are made at the sole risk of the ESCO and may be a violation of the False Claims Act, as set forth in Government Code §§12650 et seq. It is understood that the changes to the Contract Documents set forth herein shall only be effective upon approval by the Governing Board of RPCS.

"It is expressly understood that the value of the extra work or changes expressly includes any and all of the ESCO's costs and expenses, both direct and indirect, resulting from additional time required on the Project or resulting from delay to the Project. Any costs, expenses, damages, or time extensions not included herein are deemed waived."

c. Unit Prices, Schedule of Values, or Allowances:

Where Unit Prices, a Schedule of Values, and/or Allowances are required by the Contract Documents, that pricing shall govern in computing any additions to or deductions from the Contract price on account of any added or omitted work. Unit Prices listed in the original proposal include all costs and no addition of any description will be allowed.

d. Time and Materials:

If it is impractical, because of the nature of the work, or for any other reason, to fix an increase in price in advance, the Change Order may fix a maximum price which shall not under any circumstances be exceeded, and subject to such limitation, such alteration, modification or extra shall be paid for at the actual necessary cost as determined by the sum of the following items (1) to (5) inclusive:

- 1). Labor, including premium on compensation insurance and charge for Social Security taxes, and other taxes pertaining to labor.
- 2). Material, including sales taxes and other taxes pertaining to materials.
- 3). Plant and equipment rental, to be agreed upon in writing before the work is begun. No charge for the cost of repairs to plant or equipment will be allowed.
- 4). Overhead and profit computed at fifteen percent (15%) of the total of Items (1) to (3) inclusive.
- 5). The proportionate cost of premiums on bonds computed at one and one-half percent (1-1/2%) of the total of items (1) to (4) inclusive.

If the Time and Materials work is done by a Subcontractor, the amount shall be determined as set forth above under items (1) to (5) inclusive. The ESCO's overhead and profit on the costs of subcontracts (exclusive of taxes and insurance) shall not exceed ten percent (10%) of such costs.

RPCS reserves the right to furnish such materials as it may deem expedient, and no allowance will be made for profit thereon. The above-described methods of determining the payment for work and materials shall not apply to the performance of any work or the furnishing of any material which, in the judgment of RPCS, may properly be classified under items for which prices are established in the Contract.

e. Oral Modifications:

No oral statements of any person shall in any manner or degree modify or otherwise affect the terms of the Contract.

**29. INDEMNITY**

ESCO shall defend with counsel acceptable to RPCS, indemnify and hold harmless to the full extent permitted by law, RPCS and its Board of Trustees, officers, agents, Project Manager, construction manager, employees and volunteers from and against any and all liability, loss, damage, claims, expenses, fines, judgments and costs (including, without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with ESCO's performance of the Project or its failure to comply with any of its obligations contained in these Contract Documents, except such Liability caused by the active negligence, sole negligence or willful misconduct of RPCS. Such indemnification shall extend to all claims, demands, or liabilities occurring after completion of the project as well as during the progress of the work. Pursuant to Public Contract Code §9201, RPCS shall timely notify ESCO of receipt of any third-party claim relating to this Project.

**30. WARRANTY OF TITLE**

ESCO warrants that title to all work, materials or equipment included in a request for payment shall pass and transfer to RPCS whether or not they are installed or incorporated in the Project, free from any claims, liens or encumbrances, when such payment is made to the ESCO. ESCO further warrants that no such work, materials or equipment have been purchased for work under the Contract subject to an agreement by which an interest therein or an encumbrance thereon is retained by the seller or supplier.

**31. USE OF COMPLETED PARTS OF THE WORK BEFORE ACCEPTANCE**

Whenever the work or any part thereof is in a condition suitable for use, and the best interest of RPCS requires such use, as determined by RPCS, RPCS may take possession of, connect to, open for public use, or use the work or a part thereof. When so used, maintenance and repairs due to ordinary wear and tear or vandalism will be made at RPCS's expense. The use by RPCS of the work or part thereof as contemplated in this section shall in no case be construed as constituting acceptance of the work or any part thereof, including, but not limited to, the right to assess liquidated damages. Such use shall neither relieve the ESCO of any of ESCO's responsibilities under the Contract nor act as a waiver by RPCS of any of the conditions thereof. ESCO shall continue to maintain all insurance, including Builder's Risk insurance, on the entire Project, and diligently pursue full completion of the work.

**32. GUARANTEE & WARRANTY**

a. By signing this Contract, ESCO agrees to the following guarantee and warranty:

**We hereby guarantee and warrant our work on the Proposition 39 Photovoltaic Project for a period of ten (10) years from the date of filing of the Notice of Completion.**

**Panels will have a 25-year warranty.**

**Inverters shall have the maximum extended warranty.**

ESCO shall promptly repair or replace to the satisfaction of RPCS any or all work that appears defective in workmanship, equipment and/or materials for whatever reason, ordinary wear and tear and unusual abuse or neglect excepted, together with any other work which may be damaged or displaced in so doing. ESCO agrees to promptly correct and remedy any failure by the ESCO to conform its work, activities and services to the requirements of the Contract Documents.

ESCO shall provide **post-construction a 10% warranty bond** for any work that may need repair or replacement post-installation for a period of two years from the date of filing the Notice of Completion.

In the event of the ESCO's failure to comply with the above-mentioned obligations within the ten (10) calendar days of notice, or sooner if required by an emergency, ESCO hereby authorizes RPCS to have the defects or deficiencies repaired, remedied, corrected and made good at ESCO's expense, and ESCO shall pay the costs and charges therefore upon demand.

### **33. PROTECTION OF WORK AND PROPERTY**

a. The ESCO shall be responsible for each operation and all work on the Project, both permanent and temporary. The ESCO shall protect the work and materials from damage due to negligence, the action of the elements, the carelessness of third parties, vandalism, or any other cause whatsoever, until the Final Completion and acceptance of the Project. Should improper work by the ESCO be covered by another ESCO and damage or defects result, the whole work affected shall be made good by the ESCO to the satisfaction of the Project Manager and RPCS without expense to RPCS. The ESCO shall take reasonable care to avoid damage to existing facilities or utilities, whether on the Project or adjacent to it, and ESCO shall be liable for any damage thereto or interruption of service due to ESCO's operations. If the ESCO encounters any facilities or utilities not shown on the drawings or not reasonably inferable there from, ESCO shall promptly notify the Project Manager about them, and shall do no further work which may cause damage to same. If it is determined that some action needs to be taken regarding facilities not shown, the ESCO will be given directives on what action to take, and any additional cost to the ESCO incurred thereby will be handled by Change Order.

b. The property limits of the area of the Project are indicated on the drawings. Except for work specifically shown or noted, ESCO shall confine ESCO's operations within the indicated property limits. The ESCO shall provide, install, and maintain all shoring, bracing and underpinning necessary to support adjacent property, streets, buildings and structures, that may be affected by building operations for this work; shall serve or cause to be served all legal notices to adjoining property owners that may be necessary for their protection; and shall protect from damage all adjacent buildings, fences, landscaping, and repair or replace any such property damaged in the course of work under the Contract.

### **34. USE OF ROADWAYS AND WALKWAYS**

The ESCO shall not unnecessarily interfere with use of any roadway, walkway or other facility for vehicular or pedestrian traffic, by any party entitled to use it. Wherever such interference becomes necessary for the proper and convenient performance of the work and no satisfactory detour route exists, the ESCO shall, before beginning the interference, provide a satisfactory detour, temporary bridge, or other proper facility for traffic to pass around or over the interference and shall maintain it in satisfactory condition as long as the interference continues, all without extra payment unless otherwise expressly stipulated in the Contract Documents.

### **35. MATERIALS**

a. Unless explicitly stated otherwise, all specified equipment and material comprising the work of this Contract, as being provided or furnished or installed, shall imply the inclusion of all components, hardware and accessories, required for complete installation and satisfactory operation as intended by the manufacturer. Wherever the method of installation of any material is not explicitly specified, the installation shall be as recommended by manufacturer.

b. Wherever in the Contract Documents it is provided that the ESCO shall furnish materials or equipment for which no detailed specifications are set forth, such materials or equipment shall be new and of the best grade for the purpose for which they will be used when incorporated in the work. Materials specified by reference to a number or symbol of a specific standard, such as A.S.M., Federal Specification, State Standard, Trade Association, or similar standards, shall comply with requirements in the latest revision thereof and any amendment or supplement in effect on the date of the Request for Proposals.

c. None of the materials to be provided furnished or installed on this project shall contain asbestos or any other "hazardous substance" as that term is defined by federal or state law.

### **36. SUBSTITUTIONS**

a. Wherever in the drawings or Specifications a material or product is called for by trade or brand names or manufacturer and model number, alternative items of equal quality and purpose may be proposed for use by the ESCO. The burden of proof of equality is on the ESCO, and ESCO shall furnish all information and supplies necessary for the Project Manager to make a thorough evaluation of the proposed substitution. The Project Manager's decision about the equality of the proposed substitution is final, and if the proposed substitution is not approved, the ESCO shall install the item called for. Proposed substitutions and any changes in adjacent work caused by them shall be made by the ESCO at no additional cost to RPCS.

b. Proposed substitutions shall be submitted sufficiently before actual need to allow time for thorough evaluation. Substitutions shall not be proposed for the reason that submittals were not made early enough to avoid delay. Project Manager's review of substitutions shall not relieve the ESCO from complying with the requirements of the drawings and Specifications. Requests for substitution will be considered if received within 30 days after receipt of the Notice of Award. Requests received more than 30 days after receipt of the Notice of Award may be considered or rejected at the discretion of the Project Manager. Contractor shall identify the product, or the fabrication or installation method to be replaced in the request. Contractor shall also provide complete documentation showing compliance with the requirements for substitutions, as set forth herein, and the following information, as appropriate:

- Product Data, including Drawings and descriptions of products, fabrication and installation procedures.
- Samples, where applicable or requested.
- A detailed comparison on the same page of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements such as size, weight, durability, performance and visual effect. All differences in products shall be noted.

- A statement indicating the substitution's effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
- Certification by the Contractor that the substitution proposed complies in every significant respect to that required by the Contract Documents, and that it shall:
  - Be equal to or better in every significant respect to specified material or product, and shall perform adequately in the intended application.
  - Provide the same or greater warranty for the substitution as for the specified product.
  - Provide the same required fire rating for the substitution as for the specified product.
  - Coordinate installation and make changes to other Work, which may be required for the Work to be complete with no additional costs to Owner.

c. In the event ESCO makes substitutions in materials, equipment, or designs, with or without RPCS's approval, other than those authorized herein, the ESCO shall then assume full responsibility for the effects of such substitutions on the entire project, including the design, and shall reimburse RPCS for any charges resulting from such substitutions, including any charges for modifications in the work of other trades, and including any charges for additional design and review, plus reasonable and customary mark-ups.

### **37. TESTING**

a. Materials, equipment, or other work requiring tests may be specified in the Contract Documents, and they shall be adequately identified and delivered to the site in ample time before intended use to allow for testing. If such materials, equipment or other work should be covered without required testing and approval, they shall be uncovered at the ESCO's expense, including any repairs or replacement resulting there from. The ESCO shall notify RPCS and Project Manager when and where such materials, equipment or other work are ready for testing, and ESCO shall bear the cost of making them available for testing. The ESCO shall notify RPCS and Project Manager sufficiently before the need for testing so as to cause no delay in the work and, in any case, at least forty-eight (48) hours prior to the need for testing.

b. The cost of initial tests called for will be paid by RPCS and will be performed by independent testing consultants retained by RPCS. All other tests and inspections specified or otherwise required to substantiate compliance with specified requirements for quality of material or performance of operation shall be paid for by the ESCO. If retesting or additional testing is necessary because of substandard initial test results, the costs thereof shall be paid by the ESCO, including any repairs or replacement resulting there from.

### **38. INSPECTION**

a. All materials, equipment and workmanship used in the work of the Project shall be subject to inspection or testing at all times and locations during construction and/or manufacture. RPCS's and Project Manager's authorized representatives and representatives of other agencies having authority over the work shall have access to the work for the above purposes at all reasonable times and locations. Any material or work found to be unsatisfactory or not

according to the Contract Documents shall be replaced with the correct material or work and the defective items promptly removed, all at the ESCO's expense, when directed to do so by any of the above-named persons having authority over the work. The cost of review time and analysis by the Project Manager or other RPCS consultants necessitated by incomplete or defective work by the ESCO shall be charged to the ESCO.

b. Inspection and testing by RPCS or its representatives shall not relieve the ESCO from complying with the requirements of the Contract Documents. The ESCO is responsible for its own quality control.

c. Whenever required by RPCS or Project Manager, the ESCO shall furnish all tools, labor and materials necessary to make an examination of work in place by uncovering the same. Should such work be found unsatisfactory, the cost of examination and reconstruction shall be paid by the ESCO. Should such work be found satisfactory, the cost of examination and reconstruction of the work shall be paid by Change Order unless the ESCO improperly covered the work before it could be inspected or tested. If the ESCO considers it necessary or desirable to work on Saturday, Sunday or a holiday, ESCO shall seek written approval from the RPCS at least forty-eight (48) hours before the commencement of such work.

### **39. CLEANUP**

a. The ESCO shall maintain the premises and area of the work shall be in a reasonably clean condition. No burning of rubbish on-site shall be allowed. The ESCO shall control dust on the site by sprinkling at whatever intervals are necessary to keep it laid down, and shall take measures to prevent dust and debris from being accidentally transported outside the area of the work.

b. Final cleaning, such as sweeping, dusting, vacuuming, dry and wet mopping, polishing, sealing, waxing and other finish operations normally required on newly installed work shall be taken to indicate the finished conditions of the various new and existing surfaces to restore area to condition at the time of acceptance. Prior to the time of acceptance, all marks, stains, fingerprints, dust, dirt, splattered paint and blemishes resulting from the various operations shall be removed throughout the Project. Stair treads and risers shall be wet-mopped. Glass shall be left clean and polished both inside and outside. Plumbing fixtures and light fixtures shall be washed clean. Hardware and other unpainted metals shall be cleaned, and all building papers and other temporary protections shall be removed throughout the building, or portion of the building where ESCO was involved, all to the satisfaction of the Project Manager and RPCS. The exterior of the buildings, playfields, exterior improvements, planting spaces, and other work areas shall be similarly clean and in good order.

### **40. CONSTRUCTION WASTE MANAGEMENT**

#### **a. Scope**

1). This Article includes requirements for the diversion by the ESCO of construction and demolition debris from landfills. The ESCO shall develop and implement a Waste Management Plan as specified herein. The ESCO shall take a pro-active, responsible role in the management of construction and demolition waste and require all Subcontractors, vendors, and suppliers to participate in the effort.

2). RPCS has established that this Project shall generate the least amount of waste practicable and that processes shall be utilized that ensure the generation of as little waste as possible due to over-packaging, error, poor planning, breakage, mishandling, contamination or other factors.

- 3). As much of the waste materials as economically feasible shall be reused, salvaged or recycled. Waste disposal in landfills shall be minimized.
- 4). The ESCO is encouraged to use waste hauling companies that separate recyclable materials. The ESCO shall work with its waste haulers in providing other recycling methods as appropriate.
- 5). The ESCO is responsible for implementation of any special programs involving rebates or similar incentives related to the recycling of waste. Revenues or other savings obtained for salvage or recycling accrue to the ESCO.

b. References

- 1). "Builders' Guide to Reuse and Recycling, A Directory for Construction and Demolition Materials."
- 2). "Construction Site Recycling, a Guide for Building ESCOs ". For a copy of the guide call 1-888-442-2666 or go to [www.recycleworks.org](http://www.recycleworks.org).
- 3). "Where to Recycle Construction and Demolition Debris." For a copy of the guide call 1-888-442-2666 or go to [www.recycleworks.org](http://www.recycleworks.org).

c. Definitions

- 1). General: Construction and demolition waste includes products of demolition or removal, excess or unusable construction materials, packaging materials for construction products, and other materials generated during the construction process but not incorporated into the work.
- 2). "Divert" means to use material for any lawful purpose other than disposal in a landfill or transfer facility for disposal
- 3). "Recycling Service" means an off-site service that provides processing of material and diversion from a landfill.
- 4). "Hauler" means the entity that transports construction and demolition debris to either a landfill or a recycling service.

d. Compliance with Regulatory Requirements

- 1). The ESCO shall perform all handling, storage, transportation and disposal of construction debris in compliance with all applicable Federal, State, regional, and local statutes, laws, regulations, rules, ordinance, codes and standards.
- 2). Nothing stated on the drawings, in this Article 40 or in any other provision of the Contract Documents shall be construed as allowing work that is not in strict compliance with all applicable Federal, State, regional, and local statutes, laws, regulations, rules, ordinances, codes and standards.

e. Performance Requirement

- 1). The ESCO shall divert a minimum of 50 percent (50%) of the total Project construction and demolition waste from landfills.

f. Quality Control

- 1). General:
  - i) The ESCO shall not permit materials designated for diversion to become contaminated or to contaminate the site or surrounding areas.
- 2). Training and Coordination:
  - i) The ESCO shall designate an on-site party [or parties] who will be responsible for instructing workers and Subcontractors, and overseeing and documenting the results of the Waste Management Plan for the Project.



- ii) The ESCO shall furnish copies of the Waste Management Plan to all on-site supervisors, each Subcontractor, and RPCS's representative.
- iii) The ESCO shall include construction waste management as an item on the agenda of all progress meetings.

3). The Waste Management Plan:

- i) The ESCO shall prepare a Waste Management Plan for diverting the specified percentage of construction debris from landfills, including written and graphic information indicating how the waste will be diverted.
- ii) Include in the plan both on-site recycling of construction debris and off-site diversion from landfills.
- iii) Identify the means and methods for collecting and separating each type of debris deemed reusable or recyclable.
- iv) List the off-site recycling service and hauler of each designated debris item who has agreed to accept and divert that item from the landfill in the proposed quantities anticipated. List the service and hauler company name, address, telephone number, and persons contacted.
- v) List the name of individuals on the ESCO's staff responsible for waste prevention and management.
- vi) List the actions that will be taken to reduce solid waste generation, including coordination with Subcontractors to ensure awareness and participation.
- vii) Describe the specific approaches to be used in recycling/reuse of the various materials generated, including the areas on site and equipment to be used for processing, sorting, and temporary storage of wastes.
- viii) Characterize the waste to be generated, including estimated types and quantities. Name the landfills and/or incinerator to be used.
- ix) List the specific waste materials that will be salvaged for resale, salvaged and reused on the Project, salvaged and stored for reuse on a future project, or recycled. Recycling facilities that will be used shall be identified by name, location, and phone number.
- x) Identify the materials that cannot be recycled or reused with an explanation or justification, to be approved by the Project Manager.

The ESCO shall submit the Waste Management Plan to the Project Manager within 10 calendar days after receipt of the Notice to Proceed, or prior to any waste removal, whichever occurs first. The ESCO shall promptly revise and resubmit the Plan as required by the Project Manager. Review of the ESCO's Waste Management Plan will not relieve the ESCO of responsibility for compliance with applicable environmental regulations or meeting Project diversion requirements.

g. Plan Implementation

- 1). The ESCO shall implement the approved Waste Management Plan.
- 2). The ESCO shall maintain a log of each load and of each category of waste that is diverted from the landfill. The ESCO shall separately log the debris sent to a Class III landfill and materials sent to recycling facilities.
- 3). The ESCO shall include in the log the type of load, load weight, name of the hauling service, recycling service or landfill, and the date accepted by the recycling service or by the landfill.
- 4). The ESCO shall retain and make available all weight tickets and copies of receipts and invoices relating to the implementation of the Plan.
- 5). RPCS reserves the right to audit the log at any time.

h. Material Handling

- 1). Designate a specific area or areas on site to facilitate the separation of materials for potential reuse, salvage, recycling, and return. Clearly mark bins for each category of waste.
- 2). Keep waste bins and pile areas neat and clean. Do not contaminate non-recyclable waste with materials designated for reuse or recycling.

i. ESCO's Responsibilities

- 1). Provide on-site instruction of the appropriate separation, handling, recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of the Project.
- 2). Separate, store, protect, and handle at the site identified recyclable and salvageable waste products in a manner that maximizes recyclability and salvageability of identified materials. Provide the necessary containers, bins and storage areas to facilitate effective waste management. Provide barriers and enclosures around recyclable material storage areas which are nonhazardous and recyclable or reusable and which shall be located away from construction traffic. Provide adequate space for pick-up and delivery. Use cleaning materials that are nonhazardous and biodegradable.

#### **41. INSTRUCTIONS AND MANUALS**

One electronic copy of all maintenance instructions application/installation instructions and service manuals called for in the Specifications shall be provided by the ESCO. These shall be complete as to drawings, details, parts lists, performance data and other information that may be required for RPCS to easily maintain and service the materials and equipment installed under this Contract. All manufacturers' application/installation instructions shall be given to the Project Manager at least ten (10) days prior to first material application or installation of the item. The maintenance instructions and manuals, along with any specified guarantees, shall be delivered to the Project Manager for review prior to submitting to RPCS, and the ESCO or appropriate Subcontractors shall instruct RPCS's personnel in the operation and maintenance of the equipment prior to final acceptance of the Project. All documentation must be received by Project Manager within thirty (30) calendar days after RPCS's notice of completion.

#### **42. AS-BUILT DRAWINGS**

The ESCO and all Subcontractors shall maintain on the work site a separate complete set of contract drawings which will be used solely for the purpose of recording changes made in any portion of the work during the course of construction, regardless of the reason for the change. As changes occur, there will be included or marked on this record set on a daily basis if necessary to keep them up to date at all times. Actual locations to scale shall be identified on the drawings for all runs of mechanical and electrical work, including all site utilities, installed underground, in walls, floors, and furred spaces, or otherwise concealed. Deviations from the drawings shall be shown in detail. All main runs, whether piping, conduit, duct work, drain lines, etc., shall be located in addition by dimension and elevation. Progress payments may be delayed or withheld until such time as the record set is brought up to date to the satisfaction of the Project Manager. The ESCO shall verify that all changes in the work are included in the "AS-BUILT" drawings and deliver the complete set thereof to the Project Manager for review and approval within thirty (30) calendar days after RPCS's notice of completion. RPCS's acceptance and approval of the "AS-BUILT" drawings are a necessary condition precedent to the release of the final retention.

#### **43. SUBSTITUTION OF SECURITIES**

a. ESCO may request in writing that it be allowed at its own expense to substitute securities for moneys withheld by RPCS to ensure performance under this Contract. Only securities listed in Government Code Section 16430 and bank or savings and loan certificates of deposit, interest-bearing demand deposit accounts standby letters of credit, or any other security mutually agreed to by ESCO and RPCS shall qualify under this Article. Securities equivalent to the amount withheld shall be deposited with RPCS or with a state or federally chartered bank in California as the escrow agent. Upon satisfactory completion of the Contract and on written authorization by RPCS, the securities shall be returned to ESCO. ESCO shall be the beneficial owner of the securities and shall receive any interest thereon. The ESCO may alternatively request RPCS to make payment of retentions earned directly to the escrow agent at the expense of the ESCO.

b. At the expense of the ESCO, the ESCO may direct the investment of the payments into securities and the ESCO shall receive the interest earned on the investments upon the same terms provided for above for securities deposited by ESCO. Upon satisfactory completion of the contract, ESCO shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from RPCS. The ESCO shall pay to each Subcontractor, not later than 20 days of receipt of payment, the respective amount of interest earned, net of costs attributed to retention withheld from each Subcontractor, on the amount of retention.

c. Any escrow agreement entered into pursuant to this Article shall be subject to approval by RPCS's counsel.

#### **44. NO DISCRIMINATION**

It is the policy of RPCS that, in connection with all work performed under this public works contract, there shall be no discrimination against any prospective or active employee or any other person engaged in the work because of actual or perceived race, color, ancestry, national origin, ethnic group identification, religion, sex, gender, sexual orientation, age, physical or mental disability, or marital status. The ESCO agrees to comply with applicable Federal and California laws including, but not limited to, the California Fair Employment Practice Act, beginning with Government Code §12900, Government Code §11135, and Labor Code §§ 1735, 1777.5, 1777.6 and 3077.5. In addition, the ESCO agrees to require like compliance by all Subcontractors and suppliers.

#### **45. LABOR STANDARDS**

a. Work Hours:

In accordance with Labor Code section 1810, eight (8) hours of labor shall constitute a legal day's work under this Contract. ESCO and any Subcontractor shall pay workers overtime pay as required by Labor Code section 1815. The ESCO shall pay each worker, laborer, mechanic or persons performing work under this Contract at a rate not less than the prevailing wage for each craft or classification covering the work actually performed.

b. Penalty:

ESCO shall forfeit to RPCS as a penalty the sum of twenty-five dollars (\$25.00) for each worker employed in the execution of this Contract by ESCO or any Subcontractor for each calendar day during which the worker is required or permitted to work more than eight (8) hours in any one

(1) calendar day or more than forty (40) hours per calendar week in violation of Article 3, Division 2, Part 7, Chapter 1 of the California Labor Code.

c. Employment of Apprentices:

ESCO shall comply with Labor Code §§1773.3, 1777.5 and 1777.6, and 3077 et. seq., each of which is incorporated by reference into this Contract. These sections require that ESCOs and Subcontractors employ apprentices in apprenticeable occupations in a ratio of not less than one (1) hour of apprentice work for every five (5) hours of labor performed by a journeyman, unless an exception is granted and that ESCOs and Subcontractors shall not discriminate against otherwise qualified employees as apprentices on any public works solely on the ground of actual or perceived race, religion, color, national origin, ethnic group identification, sex, gender, sexual orientation, age, or physical or mental disability. Only apprentices who are in training under written apprenticeship occupations shall be employed. The responsibility for compliance with these provisions for all apprenticeable occupations rests with ESCO.

d. The ESCO shall be knowledgeable of and comply with Labor Code sections 1727, 1773.5, 1775, 1777, 1777.5, 1810, 1813, 1860, including all amendments thereto; each of these sections is incorporated by reference into this Contract.

**46. GENERAL RATE OF PER DIEM WAGES**

a. On File:

As required by Labor Code section 1773.2, RPCS has available copies of the general prevailing rate of per diem wages for workers employed on public work as determined by the Director of the Department of Industrial Relations, which shall be available to any interested party on request. ESCO shall post a copy of the document at each job site.

b. Prevailing Wage Rate:

The ESCO and each Subcontractor shall pay each worker performing work under this Contract at a rate not less than the prevailing wage as defined in Labor Code section 1771 and 1774 and Section 16000(a) of Title 8, California Code of Regulations.

c. Penalty:

In accordance with Section 1775 of the Labor Code, the ESCO shall forfeit to RPCS as penalty, the sum of fifty dollars (\$50.00) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates, as determined by the Director of the California Department of Industrial Relations, for any work done under this Contract by ESCO or by any Subcontractor. ESCO shall also pay each worker the difference between the stipulated prevailing wages rates and the amount actually paid to such worker.

**47. RECORD KEEPING**

a. The ESCO agrees to comply with the provisions of Sections 1776 and 1812 of the Labor Code. The ESCO and each Subcontractor shall keep or cause to be kept an accurate record showing the names, addresses, social security numbers, work classifications, straight time and overtime hours worked each day and week of all workers employed by ESCO in connection with the execution of this Contract or any subcontract there under and showing the actual per diem wages paid to each of such workers. These records shall be certified and shall be open at all reasonable hours to the inspection of RPCS awarding the Contract, its officers and agents, and to

the Chief of the Division of Labor Statistics and Law Enforcement of the State Department of Industrial Law Enforcement of the State Department of Industrial Relations, and his or her other deputies and agents.

b. In addition, copies of the above records shall be available as follows:

- 1). A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or his or her authorized representative on request;
- 2). A certified copy of all payroll records shall be made available for inspection or furnished upon request to RPCS, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the Department of Industrial Relations;
- 3). A certified copy of all payroll records shall be made available upon request by the public for inspection or copies thereof made; provided, however, that a request by the public shall be made through either RPCS, the Division of Apprenticeship Standards, or the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If the requested payroll records have not been previously provided, the requesting party shall, prior to being provided the records, reimburse the costs of the ESCO, Subcontractors, and the entity through which the request was made. The public shall not be given access to the records at the principal office of the ESCO.

c. The ESCO shall file a certified copy of the records with the entity requesting the records within ten days after receipt of a written request. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by RPCS, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the ESCO awarded the Contract or performing the Contract shall not be marked or obliterated.

d. The ESCO shall inform the Owner of the location of the records, including the street address, city and county, and shall, within five working days, provide a notice of a change of location and address.

e. In the event of noncompliance with the requirements of this section, the ESCO shall have ten days in which to comply subsequent to receipt of written notice specifying in what respects the ESCO must comply with this section. Should noncompliance still be evident after the ten-day period, the ESCO shall, as a penalty to RPCS, forfeit one hundred dollars (\$100.00) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payments then due.

f. Responsibility for compliance with this provision shall be with the ESCO.

#### **48. PROJECT COMPLETION**

a. When all the work to be performed under this Contract is has been fully completed, the ESCO shall notify the Project Manager and RPCS, in writing, setting a date for inspection. The ESCO and Subcontractor representatives shall attend the inspection. As a result of this inspection, the Project Manager will prepare a list of items ("punch list") that are incomplete or not installed according to the Contract Documents. Failure to include items on this list does not relieve the ESCO from fulfilling all requirements of the Contract Documents.

b. The Project Manager will promptly deliver the punch list to the ESCO and it will include a period of time by which the ESCO shall complete all items listed thereon. On completion of all items on the punch list, verified by a final inspection, and all other Contract requirements, so that Final Completion has been achieved to RPCS's satisfaction, RPCS will file a Notice of Completion with the County Recorder. Payment of retention from the Contract, less any sums withheld pursuant to the terms of this Contract or applicable law, shall not be made sooner than thirty-five (35) calendar days after the date of filing of Notice of Completion.

c. RPCS reserves the right to occupy buildings and/or portions of the site at any time before Completion, and occupancy shall not constitute final acceptance of any part of the Work covered by the Contract Documents, nor shall such occupancy extend the date specified for completion of the Work. Beneficial occupancy of building(s) does not commence any warranty period or entitle Contractor to any additional compensation due to such occupancy, or affect in any way or amount Contractor's obligation to pay liquidated damages for failure to complete the Project on time.

#### **49. TRENCHING OR OTHER EXCAVATIONS**

a. Excavations or Trenches Deeper than Four Feet:

If the project involves digging trenches or other excavations that extend deeper than four feet, the following provisions shall be a part of this Contract:

1). The ESCO shall promptly, and before the following conditions are disturbed, provide written notice to RPCS if the ESCO finds any of the following conditions:

(a) Material that the ESCO believes may be a hazardous waste, as defined in Section 25117 of the Health and Safety Code, which is required to be removed to a Class I, Class II, or Class III disposal site in accordance with the provisions of existing law.

(b) Subsurface or latent physical conditions at the site which are different from those indicated or expected.

(c) Unknown physical conditions at the site of any unusual nature or which are materially different from those ordinarily encountered and generally recognized as inherent in work which the ESCO generally performs.

2). In the event that the ESCO notifies RPCS that ESCO has found any of the conditions specified in subparagraphs (a), (b) or (c), above, RPCS shall promptly investigate the condition(s). If RPCS finds that the conditions are materially different or that a hazardous waste is present at the site which will affect the ESCO's cost of, or the time required for, performance of the Contract, RPCS shall issue a change order in accordance with the procedures set forth in this Contract.

3). In the event that a dispute arises between RPCS and the ESCO regarding any of the matters specified in Paragraph (2), above, the ESCO shall proceed with all work to be performed under the Contract and the ESCO shall not be excused from completing the Project as provided in the Contract. In performing the work pursuant to this Paragraph, the ESCO retains all rights provided by Article 50 which pertains to the resolution of disputes between the contracting parties.

b. Regional Notification Center:

The ESCO, except in an emergency, shall contact the appropriate regional notification center at least two (2) days prior to commencing any excavation if the excavation will be conducted in an area that is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by RPCS, and obtain an inquiry identification number from that notification center. No excavation shall be commenced and/or carried out by the ESCO unless an inquiry identification number has been assigned to the ESCO or any Subcontractor and the ESCO has given RPCS the identification number. Any damages or delays arising from ESCO's failure to make appropriate notification shall be at the sole risk and expense of the ESCO and shall not be considered for an extension of the Contract time.

c. Existing Utility Lines:

- 1). Pursuant to California Government Code section 4215, RPCS assumes the responsibility for removal, relocation, and protection of main or trunk utility lines and facilities located on the construction site at the time of commencement of construction under this contract with respect to any such utility facilities that are not identified in the plans and Specifications. ESCO agrees to consult with the Project Manager concerning the location of all underground utilities. ESCO shall not be assessed for liquidated damages for delay in completion of the Project caused by the failure of the Project Manager, RPCS, or the owner of a utility to provide for removal or relocation of such utility facilities.
- 2). Locations of existing utilities provided by the Project Manager or RPCS shall not be considered exact, but approximate within reasonable margin and shall not relieve ESCO of responsibilities to exercise reasonable care nor costs of repair due to ESCO's failure to do so. RPCS shall not compensate ESCO for the costs of locating and repairing damage due to the failure of ESCO to exercise reasonable care, and removing or relocating such utility facilities not indicated in the plans and Specifications with reasonable accuracy.
- 3). No provision herein shall be construed to preclude assessment against ESCO for any other delays in completion of the project. Nothing in this Section shall be deemed to require RPCS to indicate the presence of existing service laterals, appurtenances, or other utility lines, with the exception of main or trunk lines, whenever the presence of such utilities on the site of the construction Project can be inferred from the presence of other visible facilities, such as buildings, meter and junction boxes, on or adjacent to the site of the construction.
- 4). If ESCO, while performing work under this Contract, discovers utility facilities not identified by RPCS in the project plans and Specifications, ESCO shall immediately notify RPCS and the utility in writing. The cost of repair for damage to above-mentioned visible facilities without prior written notification to RPCS shall be borne by the ESCO.

d. Prompt Notification:

ESCO understands, acknowledges and agrees that the purpose for prompt notification to RPCS pursuant to these provisions is to allow RPCS to investigate the condition(s) so that RPCS shall have the opportunity to decide how RPCS desires to proceed as a result of the conditions. Accordingly, failure of ESCO to promptly notify RPCS in writing, pursuant to these provisions, shall constitute ESCO's waiver of any claim for damages incurred as a result of the conditions.

e. Trenches Five Feet and Deeper:

Pursuant to Labor Code section 6705, if the contract price exceeds \$25,000 and involves the excavation of any trench or trenches five (5) feet or more in depth, the ESCO shall, in advance of excavation, promptly submit to RPCS and/or a registered civil or structural engineer employed by RPCS or Project Manager, a detailed plan showing the design of shoring for protection from the hazard of caving ground during the excavation of such trench or trenches.

**50. RESOLUTION OF CONSTRUCTION CLAIMS**

b. All claims shall be submitted on or before the date of the Final Payment and shall include all documents necessary to substantiate the claim. RPCS shall respond in writing within 45 days of receipt of claim if the claim is less than or equal to \$50,000 ("\$50,000 claim") or within 60 days if the claim is over \$50,000 but less than or equal to \$375,000 ("greater than 50,000 claim"). In either case, RPCS may request in writing within 30 days of receipt of claim any additional documentation supporting the claim or relating to any defenses to the claim which RPCS may have against the ESCO. Any additional information shall be requested and provided upon mutual agreement of RPCS and the ESCO. RPCS's written response to the claim shall be submitted to ESCO within 15 days after receipt of the further documentation for \$50,000 claims or within 30 days after receipt of the further documentation for greater than \$50,000 claims or within a period of time no greater than that taken by the ESCO in producing the additional information, whichever is greater.

c. Within 15 days of receipt of RPCS's response, if ESCO disputes RPCS's written response, or within 15 days of RPCS's failure to respond within the time prescribed, the ESCO shall provide written notification to RPCS demanding an informal conference to meet and confer ("conference") to be scheduled by RPCS within 30 days. Following the conference, if any claim or portion remains in dispute, the ESCO may file a claim as provided in Chapter 1 (commencing with §900) and Chapter 2 (commencing with §910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the period of time within which a claim must be filed is tolled from the time the claimant submits a written claim pursuant to this section until the time that claim is denied as a result of the conference process, including any period of time utilized by the meet and confer process.

d. This section does not apply to tort claims and does not change the period for filing claims or actions specified by Chapter 1 (commencing with §900) and Chapter 2 (commencing with §910) of Part 3 of Division 3.6 of Title 1 of the Government Code.

e. If a civil action is filed, within 60 days, but no earlier than 30 days, following the filing of responsive pleadings, the court shall submit the matter to nonbinding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide that both parties select a disinterested third person mediator within 15 days, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days of the commencement of the mediation unless time is extended upon a good cause showing to the court or by stipulation of the parties. If the parties fail to select a mediator within the 15-day period, any party may petition the court to appoint the mediator.

f. If the matter remains in dispute, the case shall be submitted to judicial arbitration; each party shall bear its own costs and fees. Judicial arbitration is not required for claims in excess of \$375,000.



- g. Undisputed claims shall be promptly paid in accordance with this code provision.
- h. In addition, for all unresolved claims that the ESCO wishes to pursue, the ESCO shall file a timely claim pursuant to the Government Claims Act and shall otherwise comply with the procedures set forth in that Act prior to commencing any litigation against RPCS. The accrual date for any such claim is the date the dispute or controversy first arose regarding the issues raised in the claim.
- i. "The date of Final Payment," as used in this Article 50, means the date the public entity is required to release retention proceeds in accordance with Public Contract Code §7107 regardless of whether any payment is made to the ESCO at that time.
- j. The claims required by this Article are jurisdictional and conditions precedent to the commencement of any further legal proceedings. Strict compliance with all filing deadlines is mandatory.

51. **[reserved]**

52. **[reserved]**

### 53. **FINGERPRINTING**

#### RPCS Determination of Fingerprinting Requirement Application

RPCS has considered the totality of the circumstances concerning the Project and has determined that the ESCO and ESCO's employee (which includes **Subcontractor employees**):

X are subject to the requirements of Education Code §45125.2 and Paragraph (a) below, is applicable.

\_\_\_\_\_are not subject to the requirements of Education Code §45125.2, and Paragraph (b) below, is applicable.

- a. Contracts for Construction, Reconstruction, Rehabilitation or Repair of a School Facility Involving More than Limited Contact with Students (§45125.2)

By execution of the Contract, the ESCO acknowledges that ESCO is entering into a contract for the construction, reconstruction, rehabilitation, or repair of a school facility where the ESCO and/or ESCO's employees will have more than limited contact with students and the services to be provided do not constitute an emergency or exceptional situation. In accordance with Education Code §45125.2 the ESCO shall, at ESCO's own expense, (1) install a physical barrier to limit contact with students by ESCO and/or ESCO's employees, and/or (2) provide for the continuous supervision and monitoring of the ESCO and/or ESCO's employees by an employee of the ESCO who has received fingerprint clearance from the California Department of Justice, and/or (3) provide for the surveillance of the ESCO and ESCO's employees by a RPCS employee.

- b. Contracts for Construction, Reconstruction, Rehabilitation or Repair of a School Facility Involving Only Limited Contact with Students (§45125.2)

By execution of the Contract, the ESCO acknowledges that ESCO is entering into a contract for the construction, reconstruction, rehabilitation or repair of a school facility involving only limited contact with students. Accordingly, the parties agree that the following conditions apply to any work performed by the ESCO and ESCO's employees on a school site: (1) ESCO and ESCO's employees shall check in with the school office each day immediately upon arriving at the school site; (2) ESCO and ESCO's employees shall inform school office staff of their proposed activities and location at the school site; (3) Once at such location, ESCO and ESCO's employees shall not change locations without contacting the school office; (4) ESCO and ESCO's employees shall not use student restroom facilities; and (5) If ESCO and/or ESCO's employees find themselves alone with a student, ESCO and ESCO's employees shall immediately contact the school office and request that a member of the school staff be assigned to the work location.

#### **54. LABOR COMPLIANCE PROGRAM**

ESCO acknowledges that the project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations in accordance with California Labor Code sections 1725.5 and 1770 *et seq.* All contractors and subcontractors working at the site shall be duly registered with the Department of Industrial Relations at time of bid opening and at all relevant times. Proof of registration shall be provided as to all such contractors prior to the commencement of any work. ESCO shall coordinate with the Architect to ensure that DIR is advised of the award of the construction contract in a timely manner by filing form PWC-100 with DIR within ten days of award of the contract, but no later than the first day in which the ESCO has workers employed upon the project.

#### **55. DRUG-FREE WORKPLACE CERTIFICATION**

ESCO certifies all of the following:

- a. ESCO is aware of the provisions and requirements of California Government Code §§ 8350 *et seq.*, the Drug Free Workplace Act of 1990.
- b. ESCO is authorized to certify, and does certify, that a drug free workplace will be provided by doing all the following:
  - 1). Publishing a statement notifying all employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in ESCO's workplace and specifying actions which will be taken against employees for a violation of the prohibition;
  - 2). Establishing a drug-free awareness program to inform employees about all the following:
    - (i) The dangers of drug abuse in the workplace;
    - (ii) ESCO's policy of maintaining a drug-free workplace;
    - (iii) The availability of drug counseling, rehabilitation and employee-assistance programs;
    - and
    - (iv) The penalties that may be imposed upon employees for drug abuse violations;
  - 3.) Requiring that each employee engaged in the performance of Work on the Project be given a copy of the statement required by subdivision (a), above, and that as a condition of employment by ESCO in connection with the Work on the Project, the employee agrees to abide by the terms of the statement.
- c. ESCO understands that if the RPCS determines that ESCO has either: (a) made a false certification herein, or (b) violated this certification by failing to carry out and to implement the

requirements of Government Code §§ 8350 et seq., the Contract is subject to termination, suspension of payments, or both. ESCO further understands that, should ESCO violate the terms of the Drug-Free Workplace Act of 1990, ESCO may be subject to debarment in accordance with the provisions of Government Code §§ 8350, et seq.

## **56. PROVISIONS REQUIRED BY LAW DEEMED INSERTED**

Every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted, and this Contract shall be read and enforced as though it were included, and if through mistake or otherwise any provision is not inserted or is not correctly inserted, upon application of either party the Contract shall be amended to make the insertion or correction. All references to statutes and regulations shall include all amendments, replacements, and enactments on the subject which are in effect as of the date of this Contract.

## **57. GENERAL PROVISIONS**

### **a. Assignment and Successors:**

Neither party may transfer or assign its rights or obligations under the Contract Documents, in part or in whole, without the other party's prior written consent. The Contract Documents are binding on the heirs, successors, and permitted assigns of the parties hereto.

### **b. Third Party Beneficiaries:**

There are no intended third-party beneficiaries to the Contract.

### **c. Choice of Law and Venue**

The Contract Documents shall be governed by California law, and venue shall be in the Superior Court of the county in which the project is located, and no other place.

### **d. Severability**

If any provision of the Contract Documents is determined to be illegal, invalid, or unenforceable, in part or in whole, the remaining provisions, or portions of the Contract Documents shall remain in full force and effect.

### **e. Entire Agreement**

The Contract Documents constitute the final, complete, and exclusive statement of the terms of the agreement between the parties regarding the subject matter of the Contract Documents and supersedes all prior written or oral understandings or agreements of the parties.

### **f. Waiver**

No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of the Contract Documents shall be effective unless it is in writing and signed by the party waiving the breach, failure, right, or remedy. No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

g.       Headings

The headings in the Contract Documents are included for convenience only and shall neither affect the construction or interpretation of any provision in the Contract Documents nor affect any of the rights or obligations of the parties to the Contract.

--End--

## APPENDIX D: PERFORMANCE BOND

WHEREAS, the Governing Board of Redwood Preparatory Charter School (“RPCS”), at its meeting on \_\_\_\_\_, 20\_\_\_\_, has awarded to \_\_\_\_\_ (“Principal”), the Contract for performance of the following project (“Project”):

### **Proposition 39 Photovoltaic Project**

WHEREAS, the Principal is required under the terms of the Contract to furnish a bond to RPCS as obligee ensuring its full and faithful performance of the Contract Documents, which are fully incorporated herein by this reference,

NOW, THEREFORE, we, the Principal and \_\_\_\_\_, as Surety, hereby guarantee the Principal’s full, faithful and complete performance of the Contract Document requirements in the penal sum of \_\_\_\_\_ dollars \$\_\_\_\_\_ ) for the payment of which sum will and truly be made, we bind ourselves, our heirs, executors, administrators and successors, jointly, severally, and firmly by this agreement to perform or have performed all of the work and activities required to complete the Project pursuant to the Contract Documents and to pay to RPCS all damages RPCS incurs as a result of the Principal’s failure to fully perform in accordance with the Contract Documents.

The condition of the obligation is such that if the Principal, its heirs, executors, administrators, successors or assigns shall in all things abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any amendment thereof made as therein provided, on its or their parts to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall insure and indemnify and save harmless RPCS, its officers and agents, as therein stipulated, then this obligation shall become null and void. Otherwise, it shall be and remain in full force and effect.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the Contract Documents shall in any way affect its obligations on this bond and it does hereby waive notice of any such change, extension of time, alteration or addition.

Principal and Surety further agree to pay all costs incurred by RPCS in connection with enforcement of this bond, including, but not limited to RPCS’s reasonable attorney’s fees and costs incurred, with or without suit, in addition to any other sum required by this bond. Surety further agrees that death, dissolution, or bankruptcy of the Principal shall not relieve the Surety of its obligations hereunder.

In witness whereof, this instrument has been duly executed by the Principal and Surety this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*To be signed by  
Principal and Surety  
and acknowledgment  
and notarial seal to  
be attached.*

\_\_\_\_\_  
PRINCIPAL

By: \_\_\_\_\_

TITLE \_\_\_\_\_

\_\_\_\_\_  
SURETY

By: \_\_\_\_\_

TITLE \_\_\_\_\_

The above bond is accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Authorized RPCS Signature

## APPENDIX E: PAYMENT BOND

WHEREAS, the Governing Board of Redwood Preparatory Charter School ("RPCS") and the ESCO, \_\_\_\_\_ ("Principal") have entered into a contract ("Contract") for the furnishing of all materials, labor, services, equipment, tools, supervision and transportation necessary, convenient and proper for the **Proposition 39 Photovoltaic Project** ("Project") which Contract dated \_\_\_\_\_, 20\_\_\_\_, and all of the Contract Documents made part thereof are fully incorporated herein by this reference; and

WHEREAS, ESCO/Principal is required by Division 4, Part 6, Title 3, Chapter 5 (commencing at Section 9550) of the California Civil Code to furnish a bond in connection with the contract;

NOW, THEREFORE, we, the ESCO/Principal and \_\_\_\_\_ as Surety, are held firmly bound unto Owner in the penal sum of \$\_\_\_\_\_ Dollars (\$\_\_\_\_\_), lawful money of the United States of America for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the ESCO/Principal, his/her or its heirs, executors, administrators, successors, or assigns, or a Subcontractor, shall fail to pay any person or persons named in Civil Code Section 9100 or fail to pay for any materials or other supplies used in, upon, for, or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to work or labor thereon of any kind, or shall fail to deduct, withhold, and pay over to the Employment Development Department any amounts required to be deducted, withheld, and paid over by Section 13020 of the Unemployment Insurance Code with respect to work and labor thereon of any kind, then said Surety will pay for the same, in or to an amount not exceeding the amount set forth above, and in case suit is brought upon this bond Surety will also pay such reasonable attorney's fees as shall be fixed by the court, awarded and taxed as provided in Division 4, Part 6, Title 3, Chapter 5 (commencing at Section 9550) of the California Civil Code.

This bond shall inure to the benefit of any of the persons named in Section 9100 of the California Civil Code so as to give a right of action to such person or their assigns in any suit brought upon this bond. It is further stipulated and agreed that the Surety of this bond shall not be exonerated or released from the obligation of the bond by any change, extension of time for performance, addition, alteration, or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement described above or pertaining or relating to the furnishing of labor, materials, or equipment therefore, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement described above, nor by any rescission or attempted rescission of the contract, agreement, or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any fraud practiced by any person other than the claimant seeking to recover on the bond, and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the Owner and original ESCO or on the part of any obligee named in such bond, but the sole conditions of recovery shall be that claimant is a person described in Section 8400 and 8402 of the California Civil Code and has not

been paid the full amount of his/her or its claim and that Surety does hereby waive notice of any such change, extension of time, addition, alteration, or modification.

In witness whereof, this instrument has been duly executed by the Principal and Surety this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*To be signed by  
Principal and Surety  
and acknowledgment  
and notarial seal to  
be attached.*

\_\_\_\_\_  
PRINCIPAL

By: \_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
SURETY

By: \_\_\_\_\_

\_\_\_\_\_  
Title

The above bond is accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Authorized RPCS Signature



## APPENDIX F: TECHNICAL FACILITY PROFILE

The information in this technical facility profile is provided to inform the proposer about the facilities.

### Operating Information

- The Redwood Preparatory Charter School Summer Break begins June 11, 2018 – the School requests that the PV system installation occur during Summer Break with completion by August 3, 2018.

### Site and Building Information

- Google map
- Refer to Attachment 1: **Structural Evaluation – Structure Design Engineering (for reference)**

Screen shot from Google Maps for 1480 Ross Hill Road Fortuna, CA 95540:



Redwood Coast Energy Authority  
633 3<sup>rd</sup> Street  
Eureka, CA 95501  
T: 707.269.1700, x308

September 28th, 2017

Attention: Marianne Bithell, Project Specialist, Demand Side Management.

Subject: Structural Evaluation of Redwood Preparatory Charter School at 1480 Ross Hill Road, Fortuna, CA 95541 for compliance to section 1.2.1 of DSA IR A-10 at proposed solar PV panels.

Marianne,

We have completed structural examination of the existing buildings at the proposed solar PV panel locations at the Redwood Preparatory Charter School in Fortuna, California. Solar PV modules each approximately 42 lbs. and 18 square feet in surface area are proposed to be installed on the roof of the South Modular Classroom building (Area #1) and on the roof of the South-East section of the Main Building (Area #2) including lower roof over the offices (Area #2A) and higher roof over the assembly hall (Area #2B). See approximate Area #1 and Area #2 locations boxed in red attached. Based on our review of the proposed solar PV locations and specifications, site visit to the school campus, as-built drawings, and preliminary structural analysis we certify the following:

We believe to the best of our knowledge that installation of the proposed solar PV modules on roofs located in Area #1 and Area #2 (2A & 2B) will not result in the effective seismic weight increase of more than 10 percent and; therefore, the work will not trigger structural rehabilitation of the existing buildings per Title 24, Part 1, Section 4-30 (c) and as a result complies to section 1.2.1 of DSA IR A-10 if the following requirements for maximum allowed number of solar PV modules are met:

- Area #1\*: Total number of 95 PV modules maximum (18.2 s.f., 42 lbs. ea.) are allowed on the roof of the South Modular Classroom Building with 19 PV modules limit per classroom. Total PV surface area allowed = 1,750 s.f. with 350 s.f. limit per classroom.
- Area #2A\*: Total number of 18 PV modules max. (18.2 s.f., 42 lbs. ea.) allowed on the lower roof over the Offices. Total PV surface area allowed = 330 s.f.
- Area #3A\*: Total number of 29 PV modules max. (18.2 s.f., 42 lbs. ea.) allowed on south-east half of the upper roof over the Assembly Hall. Total PV surface area allowed = 530 s.f.

\*See page 2 for approximate roof Area locations.

It should be noted that the purpose of this evaluation is only to determine if installation of solar PV panels at proposed locations will trigger seismic retrofit of existing school buildings. Final locations and design of structural supports and anchorage of solar PV panels should be provided by a licensed structural engineer and is outside the scope of this report.

Let me know if you have any questions or wish to discuss any of the information provided.

Sincerely,

Structure Design & Engineering, LLC

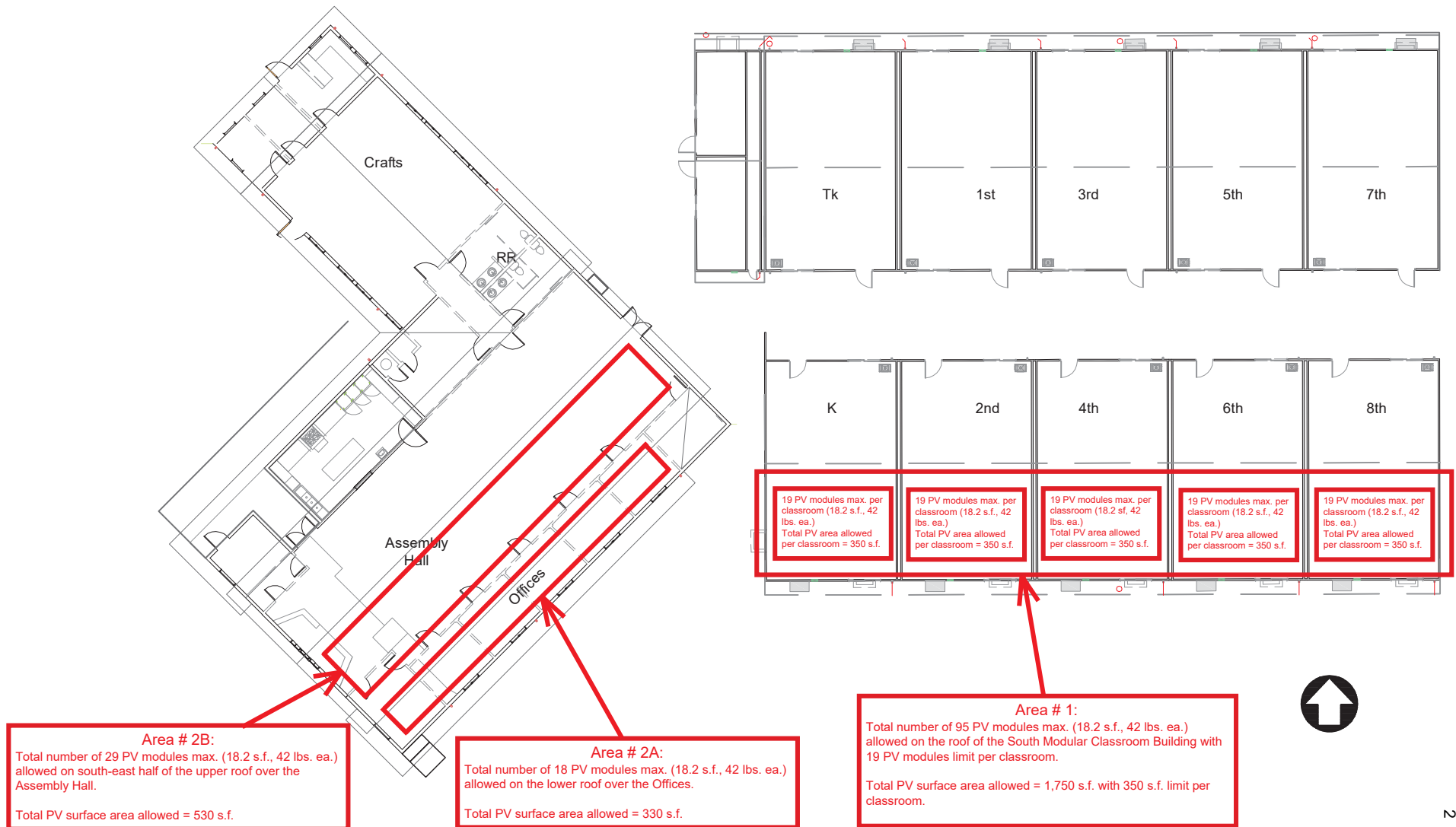
Kirill Voronov, S.E.

Principal

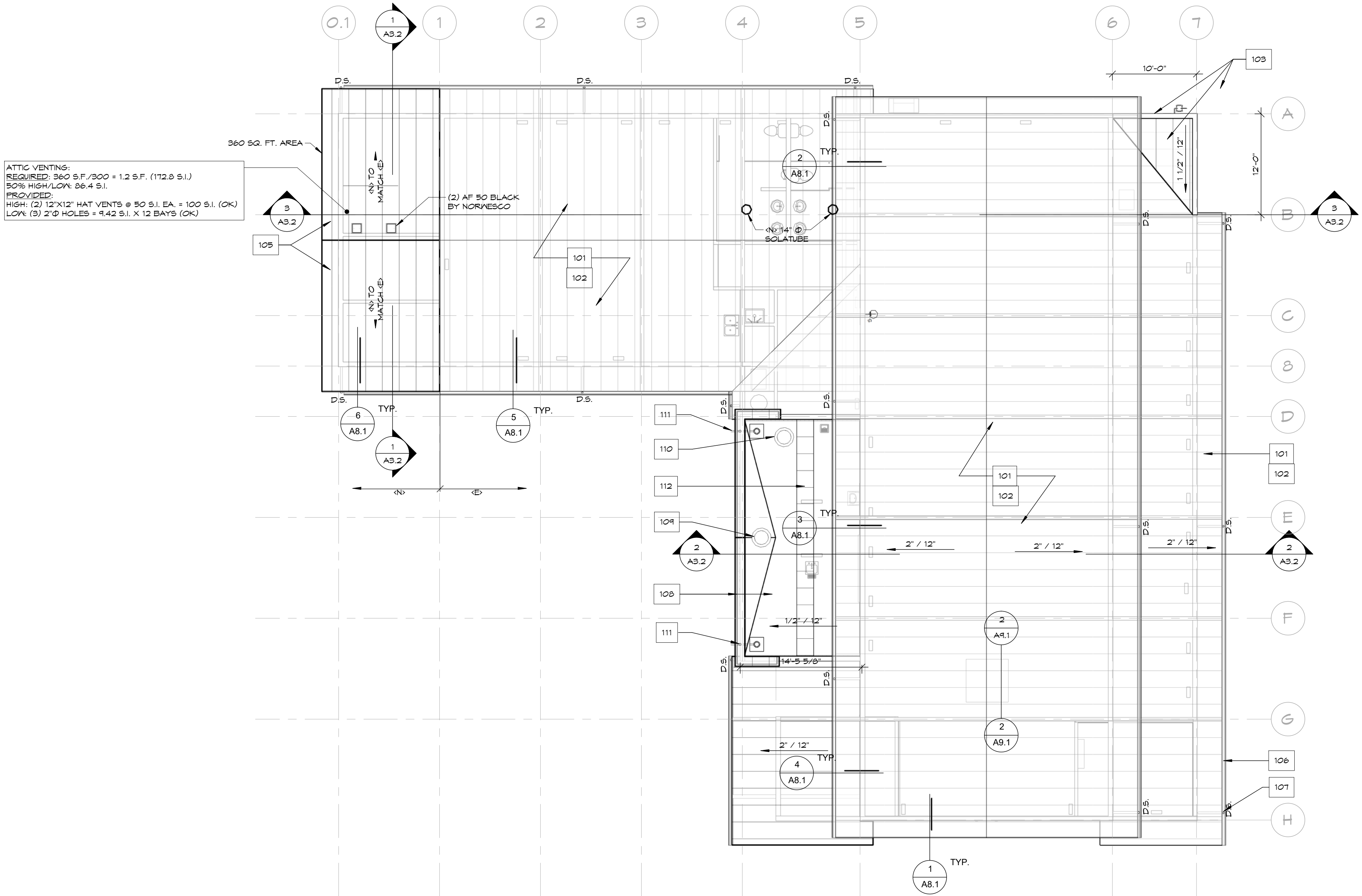


9-28-2017

See below the number of Solar PV modules allowed per proposed Area that will not trigger structural seismic rehabilitation per section 1.2.1 of DSA IR A-10.







ATTIC VENTING:  
REQUIRED: 360 S.F./300 = 1.2 S.F. (112.6 S.I.)  
50% HIGH/LOW: 06.4 S.I.  
PROVIDED:  
HIGH: (2) 12"x12" HAT VENTS @ 50 S.I. EA. = 100 S.I. (OK)  
LOW: (3) 2"Ø HOLES = 9.42 S.I. X 12 BAYS (OK)

1 ROOF PLAN  
1/8" = 1'-0"

SHEET NOTES

- 101 ALL 'E' ACM ROOF PATCH MATERIAL TO BE ABATED BY LICENSED SPECIALTY CONTRACTOR PRIOR TO ROOF REPLACEMENT. ALL OTHER EXISTING ROOFING AND FLASHING TO BE REMOVED BY ROOFING CONTRACTOR.
- 102 EXISTING ROOF TO BE REPLACED WITH NEW STANDING SEAM METAL ROOF
- 103 REMOVE 'E' ROOF OVERHANGS AND CONSTRUCT NEW PARAPET AND ROOF CRICKET PRIOR TO RE-ROOFING. SEE DETAILS FOR ADDITIONAL INFORMATION INCLUDING FIREPROOFING
- 104 EXISTING COVERED WALKWAY TO BE DEMOLISHED
- 105 NEW ROOF OVER ADDITION TO PLANE IN WITH EXISTING
- 106 REMOVE 'E' DUTCH GUTTERS AND FASCIAS AND PROVIDE 'N' SEAMLESS PREPAINTED ALUMINUM FASCIA GUTTERS, TYP.
- 107 REPLACE 'E' DOWNSPOUTS WITH 'N' PRE-PAINTED RECTANGULAR ALUM. 3"x4" MIN. PROVIDE 'N' SPLASHBLOCK WITH LARGE GRAVEL BED SLOPE AWAY FROM BUILDING FOUNDATION
- 108 REPLACE 'E' SLOPED T&G ROOF @ 'E' PATIO WITH 'N' HIGHER ROOF & PARAPET ROOFING TO BE VERSICO OR EQ. SEE SPEC.
- 109 'N' COMMERCIAL COOKING LINE HOOD EXHAUST
- 110 'N' COMMERCIAL DISHWASHER HOOD EXHAUST
- 111 'N' 2" ROOF DRAIN
- 112 INTERLOCKING 2'X2' RUBBER PAVER WALKWAY BY VERSICO OR EQ. SEE SPEC.

| REVISIONS |  |
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O&A  
ONTIVEROS & ASSOCIATES  
INC  
CONSULTING ENGINEERS AND SURVEYORS  
404 N. Fortuna Blvd. • Fortuna, CA 95540  
Ph (707) 725-7410 • Fax (707) 725-7411  
Ontiveros.Assoc@att.net

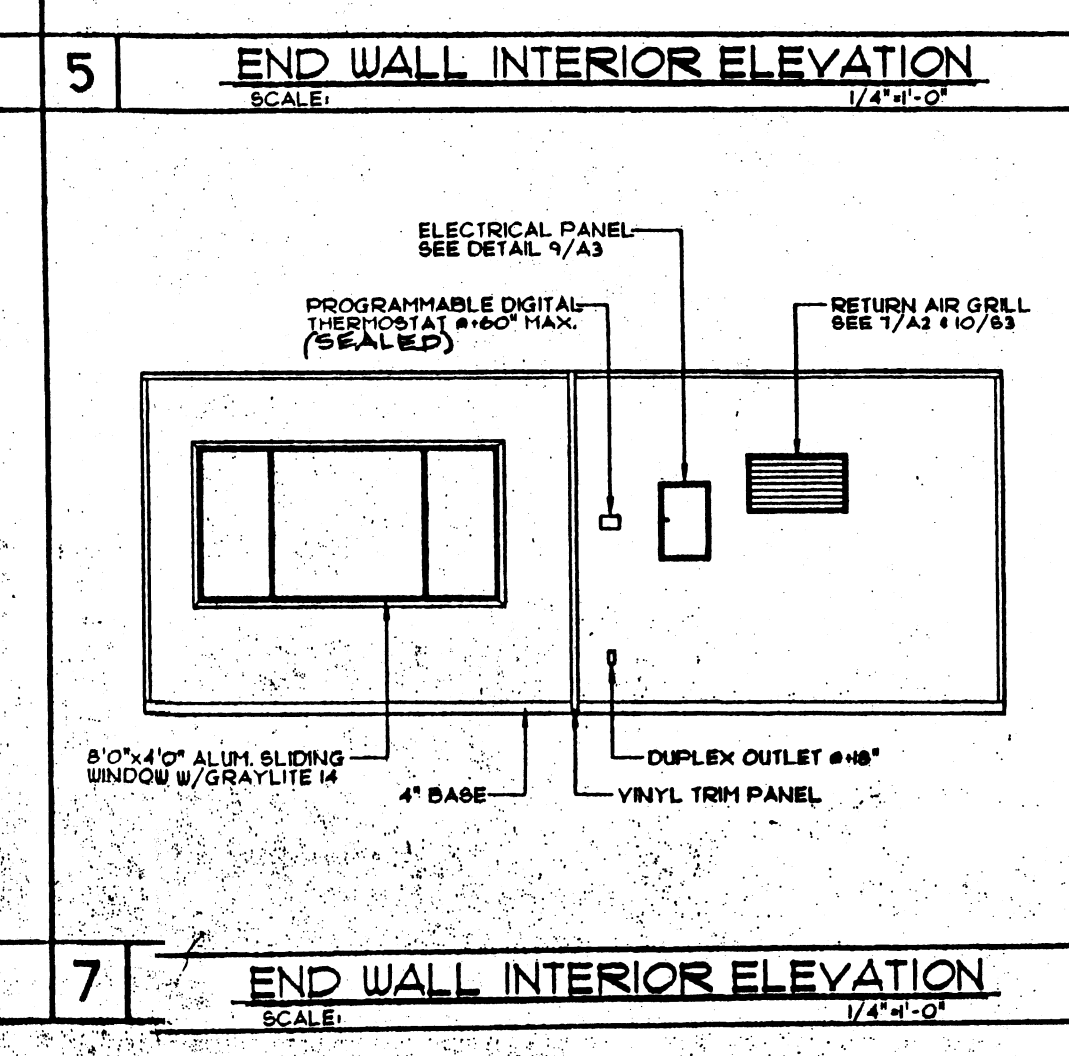
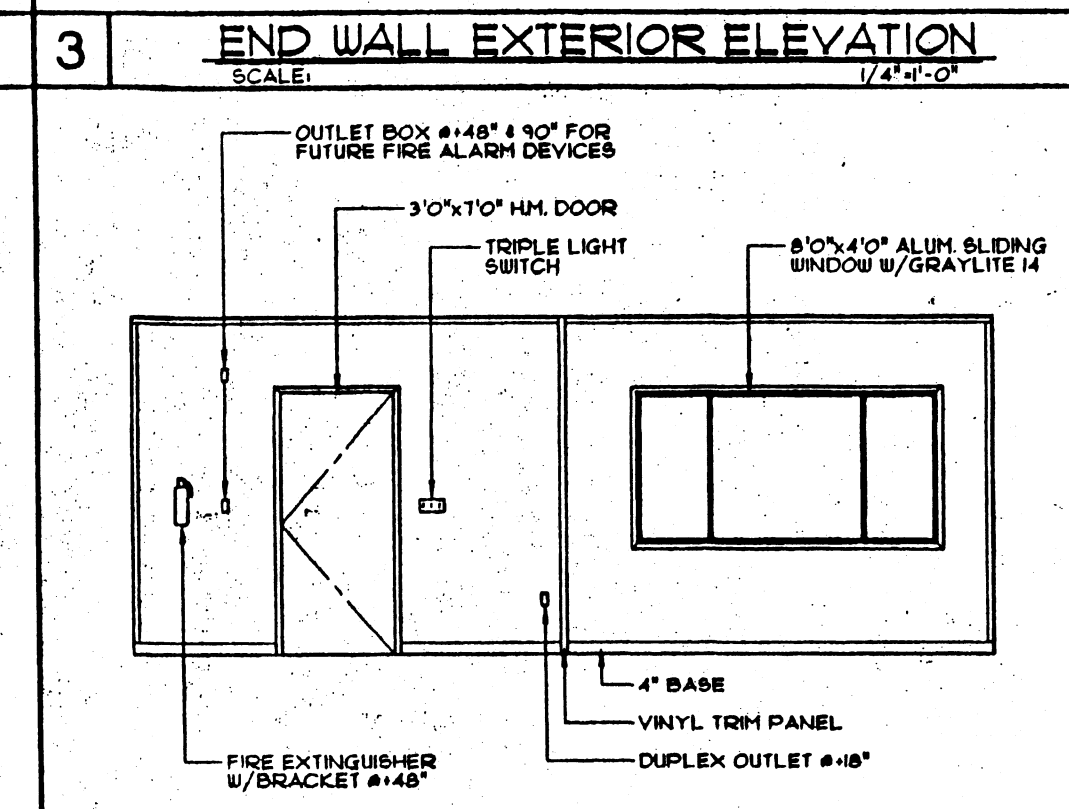
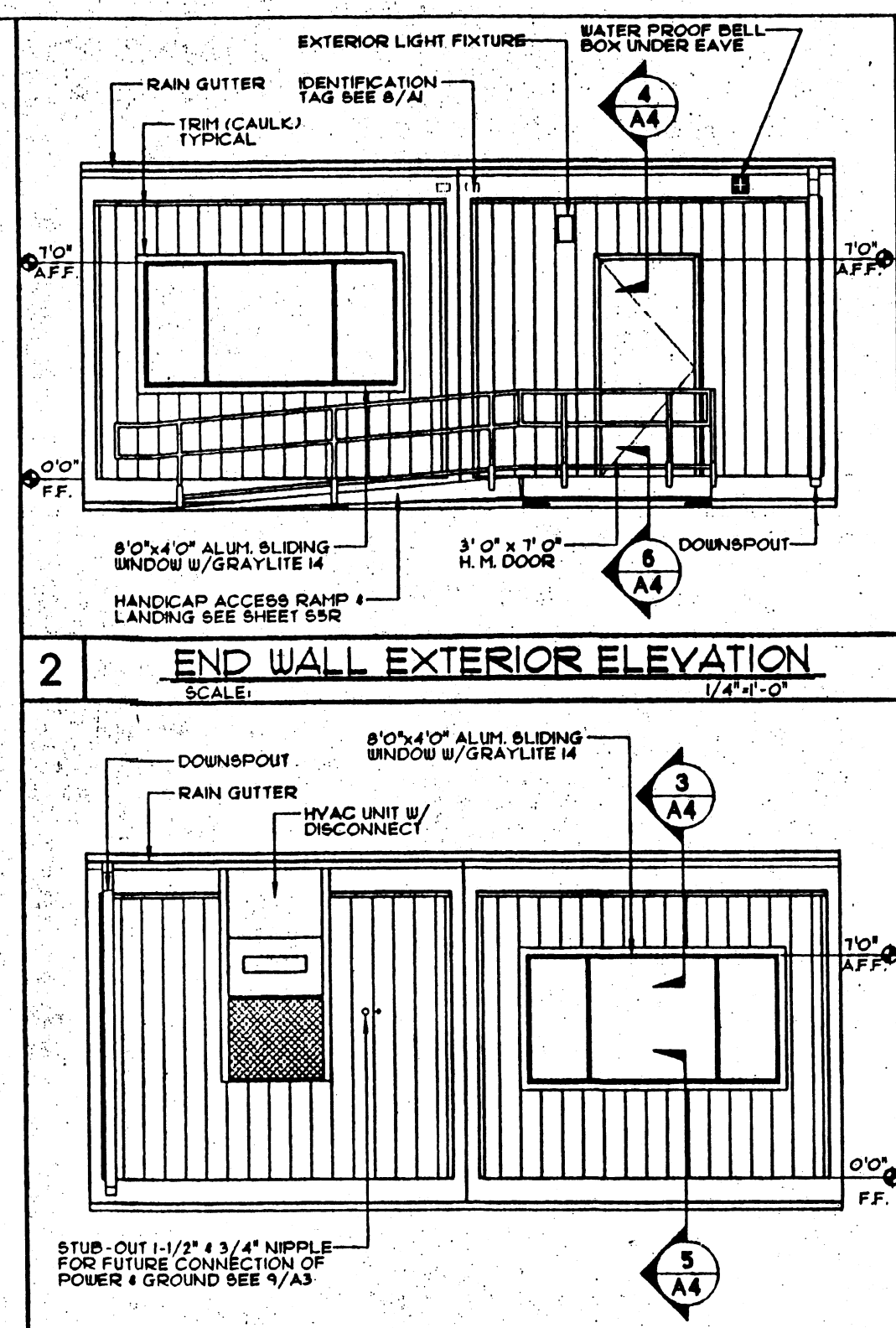
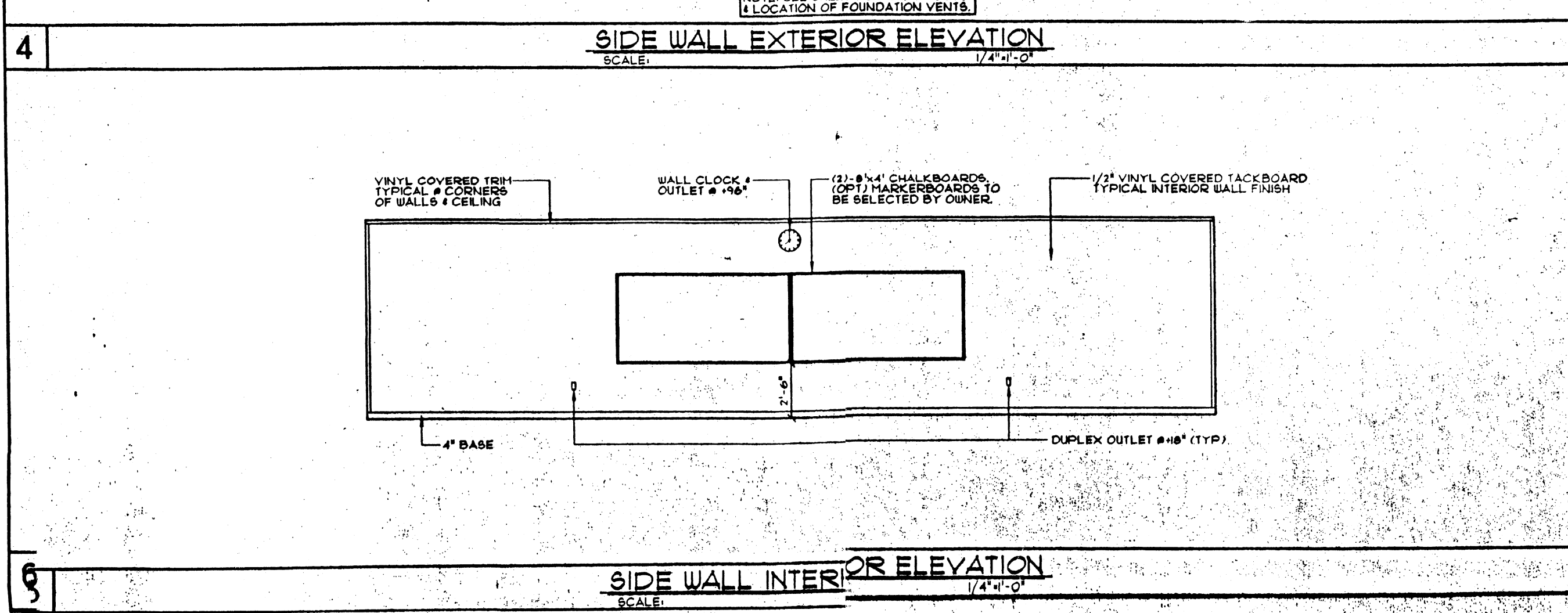
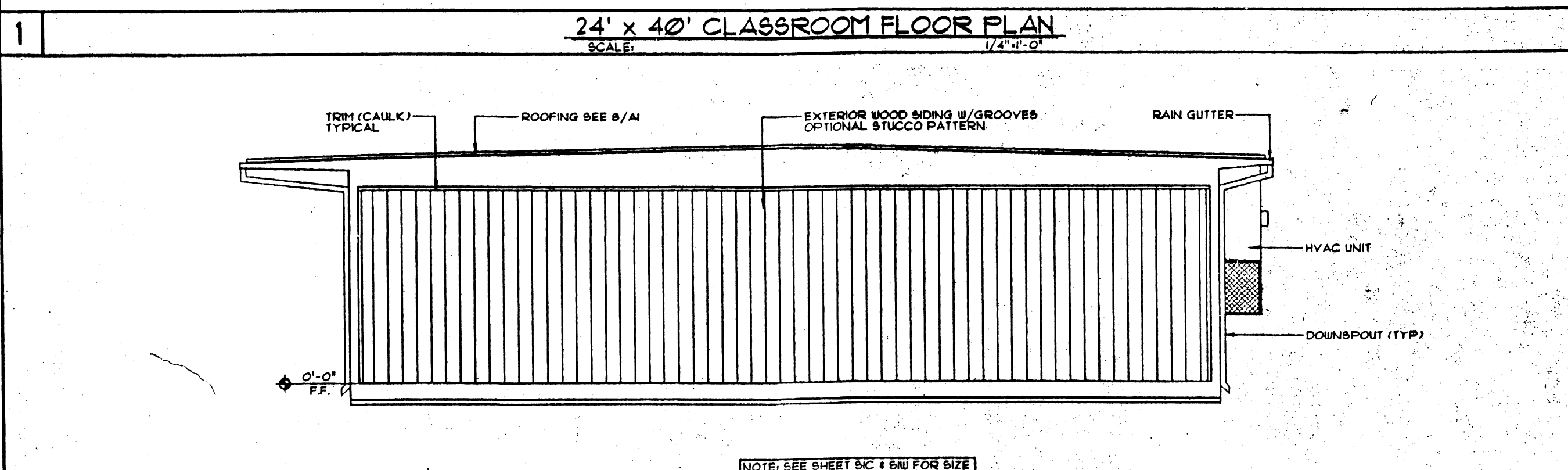


REDWOOD  
PREPARATORY  
CHARTER SCHOOL  
1480 ROSS HILL ROAD  
FORTUNA, CA 95541  
AT# 202-371-03

SHEET NAME  
ROOF PLAN

| SHEET NUMBER                                     |            |
|--|------------|
| A2.2   |            |
| DATE:  | 2016-02-08 |
| DRAWN BY:  | RNC        |
| CHECKED BY:                                      | BKO        |
| REDWOOD PREPARATORY<br>CHARTER SCHOOL<br>1533.00 |            |





1. CARPETS - ALL MODULES SHALL BE CARPETED WITH DIRECT GLUE DOWN TYPE PIR STATE OF CALIFORNIA SPECIFICATION 7220-2K-01, GROUP I, TYPE "A", CLASS 24. THE CARPET DENSITY SHALL BE 4000 HIN. PILE YARN SHALL BE BRANDED NYLON. NO CROSS BEAMS SHALL BE ALLOWED. COLOR TO BE SELECTED BY OWNER.
  2. RESILIENT BASE COVE- BEST QUALITY, MOULDED RUBBER, 1/8" THICK, 4" HIGH, MOULDED TOP SET COVE. PROVIDE PREFORMED BASE FOR SQUARE EXTERNAL CORNERS AND PREFORMED END STOPS WHERE BASE DOES NOT ADJUT. SOLID COLORS AS MANUFACTURED BY "BURKE RUBBER CO." OR EQUAL.
  3. ADHESIVES SHALL BE WATER BASE, SOLVENT BASE NOT ACCEPTABLE. FURNISH AND APPLY PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  4. SEALANT- ROOF & MODULE LINE - POLYURETHANE SIDING & TRIM - ACRYLIC LATEX
  5. PAINT- (EXTERIOR WOOD) PRIMER-----ACRYLIC UNDERCOAT  
FINISH-----ACRYLIC ENAMEL  
(METALS)----- PRIMER-----RED OXIDE ALKYL  
FINISH-----ACRYLIC ENAMEL
  6. BUILDING TRIM- MASONITE FACED MDO TRIM. TRIM SHALL BE SEALED AT ALL EDGE. SEALANT PAINTED TO MATCH TRIM OR SIDING.  
DOOR/WINDOW TRIM- MASONITE FACED MDO TRIM SHALL BE SEALED AT ALL EDGE. SEALANT PAINTED TO MATCH TRIM OR SIDING.
  7. HOLLOW METAL DOORS AND FRAMES- 3"0" x 1"0" x 1-3/4" 18 GA. FULL FLUSH METAL. TRIM IN 1/8 GA. METAL FRAME.  
EXIT DOOR SHALL BE OPENABLE FROM THE INTERIOR WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.  
CLOSERS FOR EXTERIOR DOORS SHALL BE SET FOR A MAXIMUM OPENING PRESSURE OF 8.5 LBS & 5 LBS FOR INTERIOR CLOSERS  
DEADBOLTS NOT PERMITTED UNLESS OPERABLE WITH A SINGLE EFFORT USING LEVER HANDLE.  
DOOR SINGS CAN BE RIGHT OR LEFT HAND HINGE.  
HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.  
LOCKSET (LEVER MODEL) (UNLESS OTHERWISE NOTED)  
SCHLAGE DOTOPOH (RHODES) OR EQUAL  
(WHERE SPECIFIED ONLY)  
LOCKSET (PANIC DEVICE) { INTERIOR: PRECISION #08 626 OR EQUAL  
EXTERIOR: PRECISION # 9L OR EQUAL  
CYLINDER: SCHLAGE, YALE, SARGENT OR EQUAL
  - HINGES ----- HAGER DB217A N.R.P. 4-1/2" x 4-1/2" OR EQUAL
  - CLOSE?----- NORTON 850BF OR EQUAL
  - THRESHOLD----- PEMKO 271A OR EQUAL
  - DOOR BOTTOM----- PEMKO 216A' OR EQUAL
  - WEATHERSTRIP----- PEMKO 306A OR EQUAL
- ROOFING**  
METAL ROOF:  
PREFINISHED, UNPENETRATED INTERLOCKING, 26 GAUGE MIN. GALVANIZED STEEL ROOF PANELS MECHANICALLY CRIPPED STANDING SEAM OVER 30 LB. FELT OVER B/32" APA RAIBED, EXTERIOR GRADE PLYWOOD, (CLASS "B" FIRE RATING)
- INSULATION**  
I. ALL INSULATION (INCLUDING PIPE INSULATION) SHALL COMPLY WITH CALIFORNIA QUALITY STANDARDS, CALIFORNIA BUILDING CODES 564, 7012, 7013, & 2806 FOR

|   |                                 |
|---|---------------------------------|
| 8 | MATERIAL SPECIFICATIONS & NOTES |
|---|---------------------------------|

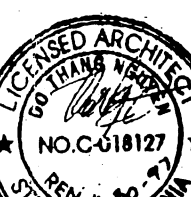
1. SAW LUMBER GRADED PER WEST COAST LUMBER INSPECTION BUREAU, RULE 11.
2. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER (72c),  
2x4 and 2x6 BLOCKING SHALL BE DOUGLAS FIR #2 OR BETTER (72c).
3. LAG SCREWS AND SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE.
4. LUMBER MAY BE REJECTED FOR BOXED HEART, EXCESSIVE WARP, TURB, SPLIT,  
CHECK, FUNGUS, MOLD, OR ANY REASON PROVIDED BY GRADING RULES.

|   |              |
|---|--------------|
| 9 | LUMBER NOTES |
|---|--------------|

1. ALL MODULES MAY BE BUILT OPPOSITE HAND FROM THE WAY THEY ARE SHOWN
2. SIDEWALL & ENDWALL ELEVATIONS SHOWN ON SHEET A1 ARE MODULAR NON-BEARING

|    |   |
|----|---|
|    | WALLS NOT REQUIRED FOR THE RESISTANCE OF VERTICAL OR LATERAL LOADS. |
| 10 | BUILDING AND WALL PANEL OPTIONS                                     |

**ENVIRONMENTAL ARCHITECT**



**OFFICE OF REGULATION SERVICES**

APR 06 3 52

AC/CE 15 SS 12

DATE JAN 6 1997

**IDENTIFICATION STAMP**  
 DIV. OF THE STATE ARCHITECT  
 OFFICE OF REGULATION SERVICES

**PC-271**

AC ☒ FLS ☒ SS ☒ PA ☒

DATE 5/10/96

**DESIGN CRITERIA**

ROOF: DEAD LOAD - 8.0 PSF  
 ROOF: LIVE LOAD - 20.0 PSF (SNOW)

FLOOR: DEAD LOAD - 8.0 PSF  
 FLOOR: LIVE LOAD - 50.0 PSF  
 (OPTIONAL) FLOOR: LIVE LOAD - 70.0  
 (OPTIONAL) FLOOR: LIVE LOAD - 125.0




WALLS: DEAD LOAD - 8.0 PSF  
 WIND: 80 MPH; EXPOSURE: C  
 qs=16.4 PSF; Cs=1.06; Cq AS R  
 SEISMIC: ZONE 4, R=6, C=2.75

**CONFIDENTIAL MATERIAL—THESE DOCUMENTS ARE THE PROPERTY OF AND ARE NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT FULL KNOWLEDGE AND WRITTEN CONSENT FROM ENVIRONMENTAL ARCHITECT.**

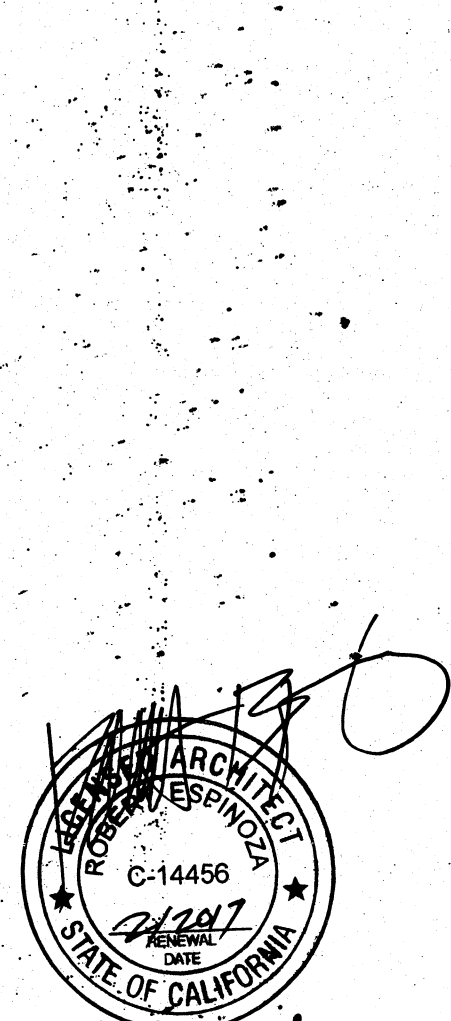
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**APPROVALS**

|   |  |  |   |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <div style="text-align: center;">  <p><b>JH Lawder, Inc.</b><br/>Structural Engineers<br/>621 14th STREET, STOCKTON, CA 95204<br/>(909) 921-1145 FAX (909) 921-1188</p> </div>  | <div style="text-align: center;">  </div> | <div style="text-align: center;"> <h1>ENVIROPLEX, INC.</h1> <p>4777 E. CARPENTER ROAD STOCKTON, CA. 95215</p> </div> | <div style="text-align: center;"> <p>(3) NEW RELOCATABLE CLASSROOMS @<br/>CABELLO ELEMENTARY SCHOOL<br/>NEW HAVEN UNIFIED SCHOOL DISTRICT<br/>ALAMEDA COUNTY, CALIFORNIA</p> </div> | <div style="text-align: center;">  </div> | <div style="text-align: center;"> <h2>FLOOR PLAN-INTERIOR&amp;EXTERIOR<br/>ELEVATIONS - MATERIAL<br/>SPECIFICATIONS - NOTES</h2> </div> | <div style="display: flex; justify-content: space-between;"> <div>REVISION DATE:</div> <div>BY:</div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="height: 20px;"> </td></tr> </table> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <div style="display: flex; justify-content: space-between;"> <div>DATE:</div> <div> <p>THIS MODULAR BLDG. HAS<br/>BEEN ENGINEERED BY A<br/>REGISTERED STRUCTURAL<br/>ENGINEER AND PREVIOUSLY<br/>REVIEWED &amp; APPROVED BY<br/>THE DIVISION OF THE STATE<br/>ARCHITECT, FIRE &amp; LIFE<br/>SAFETY AND ACCESS<br/>COMPLIANCE SECTION</p> </div> </div> |  |  |   |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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# DMC 450 Profile

Installation ease with impeccable results makes our DMC 450 roof system a standout choice. The 1-1/2" Snap Lock profile and DMC 450 Clip create a continuous interlocking system that installs quickly, reducing labor costs. The concealed fastener and clip application also allow thermal expansion and contraction movement to help keep the beautiful finish straight and true.



*Ideal Application:*

*Commercial*

*Residential*



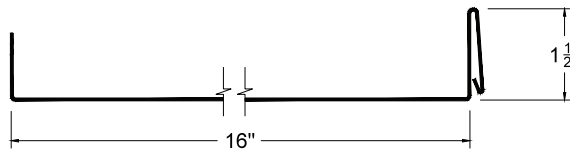


# DMC 450 Profile

## Available widths:

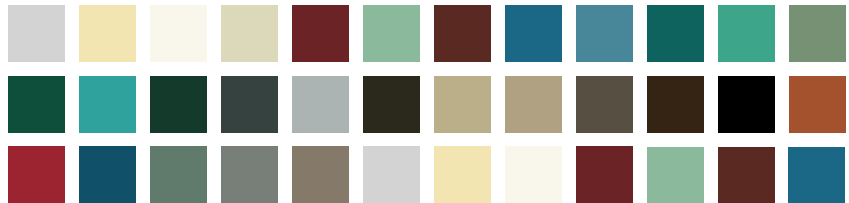
16"

\*Drexel Metals design pressures, wind uplifts and test reports are for specific deck attachments, material gauges, clip spacing and panel widths. A complete specification and listing is available online at [www.drexelmetals.com](http://www.drexelmetals.com)



## Substrates available:

- Galvalume® – 24ga
- Drexlume® – 24ga



## Finishes and product warranty:

Available in a variety of coatings and colors by AkzoNobel. See the Drexel Metals color card for standard colors and paint specifications.



**Galvalume® Substrate:**  
High-performance painted metal roofing product, carefully tensioned leveled for superior flatness.

**35 YEAR WARRANTY**  
35-Year Non Pro-rated PVDF Paint Warranty

**Drexlume® Substrate:**  
Mill finished Galvalume® with a two-sided, clear acrylic finish.

**25 YEAR WARRANTY**  
25-Year Non Pro-rated Drexlume Warranty (Acrylic Coated Galvalume)

## Production options:

Factory made or field rolled to exact lengths  
Optional: striation, beads, pencil ribs

## Installation:

Can be installed over plywood decking and Drexel Metals MetShield® underlayment.



**MetShield**  
Underlayment

## Slope:

Minimum slope 3:12



Minimum Roof Pitch:  
3:12 – low roof pitch

## Testing:

In accordance with:



- UL 580 Wind Uplift (Class 90) / UL 1897
- UL 2218 Class 4 Hail Impact
- UL 263 Fire Certification
- UL 790 Class A Fire Rating
- UL Environmental – SRI Third-Party Verified
- Florida Building Code Approved

**DrexelMetals**  
Roofing Systems + Custom Fabrication



[www.drexelmetals.com](http://www.drexelmetals.com)

1234 Gardiner Lane, Louisville, KY 40213  
888-321-9630 toll-free • 502-690-6174 fax

