

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Director of Public Works/City Engineer via City Manager

SUBJECT: Agreement for Professional Services with David R. Kalb

DATE: November 1, 2010

City Council Goals:

To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community. (#2)

Purpose:

Developing a conceptual plan for approval by the Brisbane Aerie of the Fraternal Order of Eagles is the first concrete step in the possibility of a land swap deal that could facilitate the construction of a new public library in the 100 block of Visitacion Avenue; this action is consistent with the community's values of being informed and involved.

Recommendation:

Approve the Agreement for Professional services with David R. Kalb, AIA, Architect, and authorize the Mayor to sign the agreement on the city's behalf.

Background:

On November 12, 2002, the City of Brisbane Redevelopment Agency approved the purchase of real estate property at 163 and 163A Visitacion Avenue and 348 Monterey Street. The addition of the property located at 185 Visitacion Avenue would fill in the corner of a "flag" parcel that has been created by the earlier acquisition, and would also provide enough total land to build a new, larger community library.

185 Visitacion is presently owned by the Fraternal Order of Eagles, and operates as the Brisbane Aerie. Acquisition of this land would require approval of the local members and the national organization.

Preliminary discussions with the officers of the Aerie have considered the possibility of a land swap, whereby the Eagles would obtain a new facility on land presently owned by the city at 22 San Bruno Avenue (currently operated as the Teen Center). Some of the

early questions that the Eagles would like answered are; can the San Bruno site accommodate their existing operations (including onsite parking), and what shape/form might this facility take.

The proposed Agreement will retain the services of an architect to answer these questions and others by developing two preliminary conceptual designs.

Discussion:

Mr. Kalb is a licensed architect who lives in town. He was interviewed by the Director of Planning & Community Development and the Director of Public Works/City Engineer. Due to the small scope and accordingly small fee proposal, staff did not issue a formal Request for Proposals, nor did they interview other candidates.

Fiscal Impact:


The cost for this agreement is \$6,750 plus reimbursable expenses (copying, etc.). These costs will come from the business license increase, which moneys have been placed in Fund 400 (capital projects).

Measure of Success

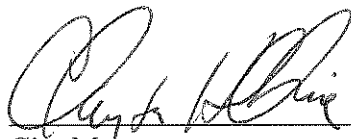
Development of a final concept design that is generally acceptable to the Aerie members, and which can serve as the beginning point of further discussion on the proposed land swap/acquisition to accommodate a new Brisbane Library.

Attachments:

Agreement for Professional Services with David R. Kalb, AIA, Architect



Director of Public Works/City Engineer



City Manager

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, dated November 1, 2010, is made by and between THE CITY OF BRISBANE, a municipal corporation ("City"), and David R. Kalb, AIA, Architect ("Consultant").

RECITALS

A. City desires to retain Consultant for the performance of certain professional architectural design services for Concept Design for the Brisbane Aerie of the Fraternal Order of the Eagles ("the Project").

B. Consultant represents that Consultant is specially trained, experienced, and qualified to provide such professional services and is willing to do so pursuant to the terms and conditions of this Agreement.

AGREEMENT

1. **Scope of Services.** Subject to the direction and approval of City through its staff that City may provide from time to time, Consultant shall perform the services described in Exhibit A attached hereto and incorporated herein by reference. All services shall be performed to the reasonable satisfaction of the City department head in charge of the Project.

2. **Time of Performance.** The services of Consultant shall commence upon the execution of this Agreement and shall be satisfactorily completed in accordance with the time schedule set forth in Exhibit B attached hereto and incorporated herein by reference.

3. **Responsible Personnel.** The personnel acting on behalf of Consultant primarily responsible for performance of the services hereunder shall be David Kalb, Architect.

4. **Compensation.** As compensation for all services to be performed by Consultant under this Agreement, Consultant shall be paid the amounts set forth in Exhibit C attached hereto and incorporated herein by reference. In no event shall Consultant's total compensation exceed the sum of \$6,750 plus reimbursable expenses without additional authorization from City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

5. **Method of Payment.** Consultant shall submit billings to City describing in detail the work performed for which payment is requested, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenditures. Billings shall be submitted monthly, or at such other time as agreed upon between City and Consultant. City shall pay Consultant no later than 30 days after approval of the invoice by City staff. If City objects to all or any portion of the billing, City

shall notify Consultant of the nature of such objection and the amount in dispute. City shall pay when due the portion of the billing, if any, that is not in dispute. The parties will make every effort to settle the disputed billing through good faith negotiations.

6. **Maintenance and Inspection of Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, time cards, and other records or documents relating to charges for services or expenditures charged to City, for a minimum of three (3) years from the date of final payment to Consultant under this Agreement and shall make the same available to City or its authorized representatives for inspection and audit, at any time during regular business hours, upon written request by City. The right of inspection shall include the right to make extracts and copies.

7. **Assignment and Subcontracts.** Consultant acknowledges that Consultant's special skill and expertise is a material consideration for City entering into this Agreement. Consultant shall not assign, subcontract or delegate to any other party the performance of any services to be rendered by Consultant under this Agreement without the prior written approval of City. If City consents to any subcontracting of work, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor.

8. **Correction of Work.** Consultant shall promptly correct any defective, inaccurate or incomplete tasks, deliverables, goods, services, or other work, without additional cost to City. The performance or acceptance of services furnished by Consultant shall not relieve Consultant from the obligation to correct subsequently discovered defective, inaccurate, or incomplete performance of Consultant's services hereunder.

9. **Ownership of Documents.** Hard copies of all plans, studies, documents and other writings prepared by the Consultant in the course of performing its services under this Agreement, except working notes and internal documents, shall become the property of City upon payment to Consultant for such work, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents, and other writings to City upon written request.

10. **Independent Contractor.** Consultant is, and at all times shall remain, an independent contractor, and not an agent, officer or employee of City. As such independent contractor, neither Consultant nor any of its agents or employees shall be entitled to any salary, fringe benefits, worker's compensation, retirement contributions, sick leave, insurance or other benefit or right connected with employment by City, or any compensation other than as provided in this Agreement. Consultant shall have no power or authority to bind City to any contract or otherwise to incur any obligation or liability for, or on behalf, or in the name of City.

11. **Licenses.** Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature that are legally required of Consultant to practice its profession. Consultant shall, at its sole cost and expense, keep and maintain such licenses, permits, qualifications, insurance and approvals in full force and effect at all times during the term of this Agreement. Consultant shall maintain a City of Brisbane business license.

12. **Compliance with Standards of Care and Laws.** Consultant shall adhere to the standard of care in its profession and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in connection with the performance of its services under this Agreement.

13. **Employment Eligibility.** At the request of City, Consultant shall furnish to City copies of Employment Eligibility Verifications (INS Form I-9) or other evidence satisfactory to City showing that any or all persons providing services under this Agreement for on behalf of Consultant are eligible to be employed in the United States. In the event Consultant is unable or unwilling to provide the employment eligibility verification within ten (10) days after City's request, City may require the immediate removal from the project of such workers as specified by City, and upon any failure by Consultant to do so, City shall be entitled to terminate this Agreement.

14. **Indemnity.** Consultant shall indemnify, defend, and hold City, its officers, officials, agents, employees and volunteers, harmless from and against any and all claims, demands, causes of action, losses, damages, injuries, expenses and liabilities, direct or indirect, including attorney's fees, arising out of or in any manner relating to the performance by Consultant of its services under this Agreement or its failure to comply with any of the its obligations contained in this Agreement, and City shall not be liable for any acts or omissions of Consultant.

15. **Insurance.** Consultant, at its own expense, shall procure and maintain, for the duration of this Agreement, insurance policies which satisfy the following requirements:

(a) Type of policies and coverage:

- (1) *General Liability Coverage.* Consultant shall maintain commercial general liability insurance in an amount not less than \$1,000,000 per occurrence for bodily injury, personal injury and property damage, providing coverage at least as broad as Insurance Services Office Commercial General Liability form CG 0001 (Ed. 11/88). If the form of insurance with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
- (2) *Automobile Liability Coverage.* Consultant shall maintain automobile liability insurance in an amount not less than \$1,000,000 combined single limit for each occurrence, for bodily injury and property damage, providing coverage at least as broad as Insurance Services Office form CA 0001 (Ed. 12/90) Code 1 (any auto).
- (3) *Workers' Compensation and Employer's Liability Coverage.* Consultant shall maintain workers' compensation insurance as required by the State of California and employer's liability insurance in an amount not less than \$1,000,000 per occurrence, for any and all persons employed by Consultant

in connection with the performance of services under this Agreement. In the alternative, Consultant may rely on a self-insurance program to provide this coverage so long as the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against City for loss arising from work performed by Consultant for City.

- (4) *Professional Liability Coverage.* Consultant shall maintain professional errors and omissions liability insurance in an amount not less than \$1,000,000 per occurrence, covering negligent acts, errors or omissions which may be committed by Consultant in the performance of its services under this Agreement.
- (b) Endorsements: Each general liability and automobile liability insurance policy shall contain, or be endorsed to contain, the following provisions:
- (1) The City, its officers, officials, employees, agents and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of Consultant; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, its officers, officials, employees, agents or volunteers.
 - (2) For any claims related to the Project, Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees, agents or volunteers shall be excess of Consultant's insurance and shall not contribute with it.
 - (3) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to City, its officers, officials, employees, agents or volunteers.
 - (4) Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - (5) Consultant's insurance coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to City.
- (c) Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

- (d) Acceptability of Insurers. Insurance is to be placed with insurers having a current A.M. Best rating of no less than A:VII, unless otherwise approved by City in writing.
- (e) Verification of coverage. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required by this Agreement. Certificates of such insurance shall be filed with City before commencement of work by Consultant. At the request of City, Consultant shall provide complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by this Agreement.

16. **Notices.** Any notices required or permitted to be given under this Agreement shall be in writing and shall be either personally delivered or sent by certified mail, return receipt requested, addressed to the other party as follows:

To City	City of Brisbane Attn.: Director of Public Works/City Engineer 50 Park Place Brisbane, CA 94005-1310
---------	---

To Consultant	David Kalb, AIA David R. Kalb, AIA, Architecture 51 – Mono Street Brisbane, CA 94005-1662
---------------	--

17. **Litigation Expenses and Attorneys' Fees.** If either party to this Agreement commences any legal action against the other party to enforce or interpret this Agreement, the prevailing party shall be entitled to recover all costs and expenses that may be incurred in connection therewith, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

18. **Termination of Agreement.** This Agreement may be terminated by either party, effective upon written notice, should the other party commit any material default in the performance of its obligations hereunder. This Agreement may also be terminated by either party, for any reason, upon fifteen (15) day's prior written notice to the other party. In the event this Agreement is terminated by City through no fault of Consultant, Consultant shall be compensated for all services performed to the date of termination.

19. **Equal Opportunity Employment.** Consultant warrants that it is an Equal Opportunity Employer and shall comply with applicable regulations governing equal opportunity employment.

20. **Miscellaneous Provisions.**

- (a) Severability. Should any portion of this Agreement be declared void or unenforceable in a final decision by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this

Agreement can be reasonably interpreted to implement the intention of the parties.

- (b) Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes and cancels all prior agreements or understandings, whether written or verbal.
- (c) Amendments. This Agreement may be modified or amended only by a written document duly executed by both City and Consultant.
- (d) Waiver. The waiver of any breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same provision or any other provision of this Agreement.
- (e) Execution. Each party warrants that the individuals signing this Agreement on its behalf have the legal power and authority to do so and to bind the party to this Agreement.
- (f) Successors and Assigns. Subject to the restriction against assignment and subcontracting, this Agreement shall be inure to the benefit of and shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

THE CITY OF BRISBANE

By: _____
Clarke A. Conway, Mayor

ATTEST:

Sheri Marie Spediacci, City Clerk

APPROVED AS TO FORM:



Harold S. Toppel, City Attorney

CONSULTANT:

David Kalb, AIA, Architect

EXHIBIT A
Description of Services

Architectural Conceptual Design

This work will include but not be limited to the following scope of work:

- Kick-off Meeting with City of Brisbane Staff (client meeting: Staff)
- Preliminary Research and Project Review with City of Brisbane Planning Department
- Site Investigation and Documentation of 185 Visitacion Avenue
- Site Investigation and Documentation of 22 San Bruno Avenue
- Programming Meeting with Eagles Aerie at 185 Visitacion Avenue (client meeting: Staff + Eagles Aerie)
- Development of Complete Project Program including onsite parking requirements
- Coordination of Project Program and Site Documentation, Development of Conceptual Design Directions (2)
- Preliminary Conceptual Design Presentation and Working Session with City of Brisbane Staff, minimum of 2 conceptual design directions (client meeting: Staff)
- Preliminary Conceptual Design Presentation and Working Session with Staff and Aerie Representatives, minimum of 2 conceptual design directions (client meeting: Staff + Eagles Aerie)
- Development of Conceptual Designs (2 – 15% designs) including Site Plan, Conceptual Diagram, Floor Plan, Exterior Elevations (2) with San Bruno Elevation, Interior Elevations (2)
- Conceptual Design Progress Presentation with Staff and Aerie Representatives, 2 conceptual designs (client meeting: Staff + Eagles Aerie)
- Design Development of Final Design including a colored perspective view of interior and exterior
- Final Conceptual Design Presentation (client meeting: Staff + Eagles Aerie)
- Preparation of Preliminary Design Estimate

EXHIBIT B

Time Schedule for Performance of Services

Schedule

For the purposes of preparing this Agreement, it is projected that the work outlined in EXHIBIT A will require 45 hours to complete over a 5 - week period beginning in November 2010. The following schedule may be subject to Thanksgiving and December Holiday scheduling conflicts.

- WEEK ONE: Kick-off Meeting with City of Brisbane Staff (client meeting: Staff)
- WEEK ONE: Programming Meeting with Eagles Aerie at 185 Visitacion Avenue (client meeting: Staff + Eagles Aerie)
- WEEK TWO: Brisbane Staff, minimum of 2 conceptual design directions (client meeting: Staff)
- WEEK TWO: Preliminary Conceptual Design Presentation and Working Session with Staff and Aerie Representatives, minimum of 2 conceptual design directions (client meeting: Staff + Eagles Aerie)
- WEEK FOUR: Conceptual Design Progress Presentation with Staff and Aerie Representatives, 2 conceptual designs (client meeting: Staff + Eagles Aerie)
- WEEK FIVE: Final Conceptual Design Presentation (client meeting: Staff + Eagles Aerie)

EXHIBIT C

Compensation

Fees

Professional fees for the scope of work outlined in EXHIBIT A and scheduled in EXHIBIT B will be charged on an hourly basis and billed at a rate of \$150 per hour for Professional Design Services. For the purposes of preparing this Agreement, it is projected that the work outlined in EXHIBIT A and scheduled in EXHIBIT B will require 45 hours to complete over a 5 - week period beginning in November 2010. Therefore fees for this design process are estimated at and will not exceed \$6,750 plus reimbursable expenses without prior authorization from the City of Brisbane.