



City Clerk Document No. _____

City Council Meeting Date: March 27, 2025

**CITY OF CHANDLER SERVICES AGREEMENT
SMALL WATER METER REPLACEMENT AND FIELD VERIFICATION SERVICES
CITY OF CHANDLER AGREEMENT NO. PW5-4640-4871**

THIS AGREEMENT (Agreement) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and D&B Construction Group, LLC, an Arizona Limited Liability Company (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties), made _____, 2025 (Effective Date).

RECITALS

A. On or about January 13, 2025, the City issued a solicitation for small water meter replacement and field verification services. Under the solicitation, the City proposes to enter into three related agreements to provide small water meter replacements and field verification services in various amounts for the prices set forth in each small water meter replacements and field verification services agreement. Although the amount and type of small water meter replacements and field verification services purchased by the City may vary, the total sum for all three small water meter replacements and field verification services agreements must not exceed \$2,500,000.

B. City proposes to purchase small water meter replacement and field verification services from Contractor as more fully described in Exhibit A, which is attached to and made a part of this Agreement by this reference.

C. Contractor is ready, willing, and able to provide the goods or services described in Exhibit A for the compensation and fees set forth and as described in Exhibit B, which is attached to and made a part of this Agreement by this reference.

D. City desires to contract with the Contractor to provide these goods or services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Contractor agree as follows:

SECTION I: DEFINITIONS

For purposes of this Agreement, the following definitions apply:

Agreement means the legal agreement executed between the City and the Contractor

City means the City of Chandler, Arizona

Contractor means the individual, partnership, or corporation named in the Agreement

Days means calendar days

May, Should means something that is not mandatory but permissible

Shall, Will, Must means a mandatory requirement

SECTION II: CONTRACTOR'S SERVICES

Contractor must perform in accordance with Exhibit A to the City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar goods services in Chandler, Arizona exercises under similar conditions. All goods or services furnished by Contractor under this Agreement must be performed in a skilled and workmanlike manner. Unless authorized by the City in writing, all fixtures, furnishings, and equipment furnished by Contractor as part of the goods or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the goods or services.

SECTION III: PERIOD OF SERVICE

Contractor must perform the services described in Exhibit A for the term of this Agreement.

The term of the Agreement is March 28, 2025, through December 31, 2025, unless sooner terminated in accordance with the provisions of this Agreement. The City and the Contractor may mutually agree to extend the Agreement for up to one additional term of one year each, or portions thereof. The City reserves the right, at its sole discretion, to extend the Agreement for up to 60 days beyond the expiration of any extension term.

SECTION IV: PAYMENT OF COMPENSATION AND FEES

4.1 Unless amended in writing by the Parties, Contractor's compensation and fees must not exceed the unit prices and amounts as more fully described in Exhibit B for performance approved and accepted by the City under this Agreement. Contractor must submit requests for payment for goods or services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subcontractor's or supplier's actual requests for payment plus similar narrative and listing of their work. Payment for those goods or services negotiated as a lump sum will be made in accordance with the percentage of the goods furnished or services completed during the preceding billing period. Goods or services negotiated as a not-to-exceed fee will be paid in accordance with the goods furnished or services completed during the preceding month. All requests for payment must be submitted to the City for review and approval. The City will make payment for approved and accepted goods or services within 30 days of the City's receipt of the request for payment.

4.2 Applicable Taxes. The Contractor will pay all applicable taxes. The City is subject to all applicable state and local transaction privilege taxes. To the extent any state and local transaction privilege taxes apply to sales made under the terms of this Agreement, it is the responsibility of the Contractor to collect and remit all applicable taxes to the proper taxing jurisdiction of authority.

4.3 Tax Indemnification. The Contractor and all subcontractors will pay all Federal, state, and local taxes applicable to its operation and any persons employed by the Contractor. The Contractor will and require all subcontractors to hold the City harmless from any responsibility for taxes, damages, and interest, if applicable, contributions required under Federal, state, and local laws and regulations and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security, and Worker's Compensation.

4.4 All prices offered herein shall be firm against any increase for the initial term of the Agreement. Prior to commencement of subsequent renewal terms, the City may approve a fully documented request for a price adjustment. The City shall determine whether any requested price increases for extension terms is acceptable to the City. If the City approves the price increase, the price shall remain firm for the renewal term for which it was requested. If a price increase is agreed upon by the Parties a written Agreement Amendment shall be approved and executed by the Parties.

SECTION V: GENERAL CONDITIONS

5.1 Records/Audit. Records of the Contractor's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between the City and Contractor must be kept on the basis of generally accepted accounting principles and must be made available to the City and its auditors for up to three years following the City's final acceptance of the goods or services under this Agreement. The City, its authorized representative, or any federal agency, reserves the right to audit Contractor's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. The City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from the Contractor following final contract payment on this Agreement if, upon audit of the Contractor's records, the audit discloses the Contractor has provided false, misleading, or inaccurate cost and pricing data. The Contractor will include a similar provision in all of its contracts with subcontractors providing goods or services under the Agreement Documents to ensure that the City, its authorized representative, or the appropriate federal agency, has access to the subcontractors' records to verify the accuracy of all cost and pricing data. The City reserves the right to decrease Contract price or payments made on this Agreement or request reimbursement from the Contractor following final payment on this Agreement if the above provision is not included in subcontractor agreements, and one or more subcontractors refuse to allow the City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses the Contractor has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, the Contractor will be liable for reimbursement of the reasonable, actual cost of the audit.

5.2 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of work, cost

of goods, cost of performance, or Project schedule, the goods or services will be performed as directed by the City. However, before any modified work is started, a written amendment must be approved and executed by the City and the Contractor. Such amendment must not be effective until approved by the City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to the Contractor may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra work done or materials furnished by the Contractor will be allowed by the City except as provided herein, nor must the Contractor do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by the Contractor without prior written authorization will be at Contractor's own risk, cost, and expense, and Contractor hereby agrees that without written authorization Contractor will make no claim for compensation for such work or materials furnished.

5.3 Termination for Convenience. The City and the Contractor hereby agree to the full performance of the covenants contained herein, except that the City reserves the right, at its discretion and without cause, to terminate or abandon any purchase or service provided for in this Agreement, or abandon any portion of the Project for which the Contractor has performed. In the event the City abandons or suspends the purchase or services, or any part of the purchase or services as provided in this Agreement, the City will notify the Contractor in writing and immediately after receiving such notice, the Contractor must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, the Contractor must deliver to the City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by the City. The Contractor must appraise the goods or services Contractor has completed and submit Contractor's appraisal to the City for evaluation. The City may inspect the Contractor's goods or services to appraise the status completed. The Contractor will receive compensation in full for goods provided or services performed to the date of such termination. The fee will be paid in accordance with Section IV of this Agreement, and as mutually agreed upon by the Contractor and the City. If there is no mutual agreement on payment, the final determination will be made in accordance with the Disputes provision in this Agreement. However, in no event may the payment exceed the payment set forth in this Agreement nor as amended in accordance with Alteration in Character of Work. The City will make the final payment within 60 days after the Contractor has delivered the last of the partially completed items and the Parties agree on the final payment. If the City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.4 Termination for Cause. The City may terminate this Agreement for Cause upon the occurrence of any one or more of the following events: in the event that (a) the Contractor fails to perform pursuant to the terms of this Agreement, (b) the Contractor is adjudged a bankrupt or insolvent, (c) the Contractor makes a general assignment for the benefit of creditors, (d) a trustee or receiver is appointed for Contractor or for any of Contractor's property (e) the Contractor files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws, (f) the Contractor disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction, or (g) the Contractor fails to cure default within the time requested. Where Agreement has been so terminated by City, the termination will not affect any rights of City against Contractor then existing or which may thereafter accrue.

5.5 Indemnification. The Contractor (Indemnitor) must indemnify, defend, save and hold harmless the City and its officers, officials, agents and employees (Indemnitee) from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) (Claims) caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of the Contractor or any of its owners, officers, directors, agents, employees, or subcontractors in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of the Contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. The Contractor must indemnify Indemnitee from and against any and all Claims, except those arising solely from Indemnitee's own negligent or willful acts or omissions. The Contractor is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, the Contractor agrees to waive all rights of subrogation against Indemnitee for losses arising from or related to this Agreement. The obligations of the Contractor under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Contractor must procure insurance under the terms and conditions and for the amounts of coverage set forth in Exhibit C against claims that may arise from or relate to performance of the work under this Agreement by Contractor and its agents, representatives, employees, and subcontractors. Contractor and any subcontractors must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. The City in no way warrants that the minimum limits stated in Exhibit C are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Agreement by the Contractor, the Contractor's agents, representatives, employees, or subcontractors. Contractor is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. The Contractor agrees to provide the City such other duly executed documents as may be reasonably requested by the City to implement the intent of this Agreement.

5.8 Notices. Unless otherwise provided, notice under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the date notice is sent if by electronic mail, or (c) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

For the City	For the Contractor
Name: Raquel McMahon	Name: Trevor Beck
Title: Procurement Officer	Title: Owner
Address: 175 S. Arizona Ave. Chandler, AZ 85225	Address: 4925 W. 10 th Ave. Denver, CO 80204
Phone: 480-782-2407	Phone: 801-541-9421
Email: raquel.mcmahon@chandleraz.gov	Email: trevor@dbconstructiongroup.co

5.9 Successors and Assigns. City and Contractor each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither the City nor the Contractor may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and the City.

5.10 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between the Contractor and the City, the final determination at the administrative level will be made by the City Purchasing and Materials Manager.

5.11 Completeness and Accuracy of Contractor's Work. The Contractor must be responsible for the completeness and accuracy of Contractor's services, data, and other work prepared or compiled under Contractor's obligation under this Agreement and must correct, at Contractor's expense, all willful or negligent errors, omissions, or acts that may be discovered. The fact that the City has accepted or approved the Contractor's work will in no way relieve the Contractor of any of Contractor's responsibilities.

5.12 Withholding Payment. The City reserves the right to withhold funds from the Contractor's payments up to the amount equal to the claims the City may have against the Contractor until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by the City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Contractor. For this Agreement the Contractor constitutes an independent contractor. Any provisions in this Agreement that may appear to give the City the right to direct the Contractor as to the details of accomplishing the work or to exercise a measure of control over the work means that the Contractor must follow the wishes of the City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, the Contractor must assign to the City the key personnel that will be involved in furnishing goods or performing services prescribed in the Agreement. The City may acknowledge its acceptance of such personnel to furnish goods or perform services under this Agreement. At any time hereafter that the Contractor desires to change key personnel while performing under the Agreement, the Contractor must submit the qualifications of the new personnel to the City for prior approval. The Contractor will maintain an adequate and competent staff of qualified persons, as may be determined by the City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Work. If the City objects, with reasonable cause, to any of the Contractor's staff, the Contractor must take prompt corrective action acceptable to the City and, if required, remove such personnel from the Project and replace with new personnel agreed to by the City.

5.16 Subcontractors. Prior to beginning the work, the Contractor must furnish the City for approval the names of subcontractors to be used under this Agreement. Any subsequent changes are subject to the City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Contractor understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. The Contractor agrees to comply with these laws in performing this Agreement and to permit the City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Contractor certifies that Contractor is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits the City from awarding a contract to any contractor who fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). Therefore, Contractor agrees Contractor and each subcontractor it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Contractor's or subcontractor's employee who provides goods or services under this Agreement to ensure that the Contractor and subcontractors comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit the City from awarding a contract to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of contract award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Forced Labor of Ethnic Uyghurs Prohibited. By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

5.23 Covenant Against Contingent Fees. Contractor warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Contractor's firm. For breach or violation of this warrant, the City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.24 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.25 Disclosure of Information Adverse to the City's Interests. To evaluate and avoid potential conflicts of interest, the Contractor must provide written notice to the City, as set forth in this Section, of any work or services performed by the Contractor for third parties that may involve or be associated with any real property or personal property owned or leased by the City. Such notice must be given seven business days prior to commencement of the services by the Contractor for a third party, or seven business days prior to an adverse action as defined below. Written notice and disclosure must be sent to the City's Purchasing and Materials Manager. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against the City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against the City; or (c) using data to produce income for the Contractor or its employees independently of performing the services under this Agreement, without the prior written consent of the City. Contractor represents that except for those persons, entities, and projects identified to the City, the services performed by the Contractor under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to the City's interests. Contractor's failure to provide a written notice and disclosure of the information as set forth in this Section constitute a material breach of this Agreement.

5.26 Data Confidentiality and Data Security. As used in the Agreement, data means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by, obtained by, or transmitted to the Contractor or its subcontractors in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to the Contractor or its subcontractors in connection with the Contractor's or its subcontractor's performance of this Agreement is confidential and proprietary information belonging to the City. Except as specifically provided in this Agreement, Contractor or its subcontractors must not divulge data to any third party without the City's prior written consent. Contractor or its subcontractors must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to the Contractor or its subcontractors have first given the required notice to the City: (a) data which was known to the Contractor or its

subcontractors prior to its performance under this Agreement unless such data was acquired in connection with work performed for the City; or (b) data which was acquired by the Contractor or its subcontractors in its performance under this Agreement and which was disclosed to the Contractor or its subcontractors by a third party, who to the best of the Contractor's or its subcontractors knowledge and belief, had the legal right to make such disclosure and the Contractor or its subcontractors are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which the Contractor or its subcontractors are subject. In the event the Contractor or its subcontractors are required or requested to disclose data to a third party, or any other information to which the Contractor or its subcontractors became privy as a result of any other contract with the City, the Contractor must first notify the City as set forth in this Section of the request or demand for the data. The Contractor or its subcontractors must give the City sufficient facts so that the City can be given an opportunity to first give its consent or take such action that the City may deem appropriate to protect such data or other information from disclosure. Unless prohibited by law, within ten calendar days after completion or termination of services under this Agreement, the Contractor or its subcontractors must promptly deliver, as set forth in this Section, a copy of all data to the City. All data must continue to be subject to the confidentiality agreements of this Agreement. Contractor or its subcontractors assume all liability to maintain the confidentiality of the data in its possession and agrees to compensate the City if any of the provisions of this Section are violated by the Contractor, its employees, agents or subcontractors. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Contractor agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Contractor. A violation of this Section may result in immediate termination of this Agreement without notice.

5.27 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Contractor and any of its subcontractors. At a minimum, Contractor must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that data collected or obtained by Contractor or its subcontractors in connection with this Agreement is believed to have been compromised, Contractor or its subcontractors must immediately notify the City contact. Contractor agrees to reimburse the City for any costs incurred by the City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Contractor agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Contractor. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Contractor or its subcontractors under this Section must survive the termination of this Agreement.

5.28 Jurisdiction and Venue. This Agreement is made under, and must be construed in accordance with and governed by the laws of the State of Arizona without regard to the conflicts or choice of law

provisions thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.29 Survival. All warranties, representations, and indemnifications by the Contractor must survive the completion or termination of this Agreement.

5.30 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.31 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.32 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject matter is merged and superseded.

5.33 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.34 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for the City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.35 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than the City and the Contractor, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of City and the Contractor and not for the benefit of any other party.

5.36 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in the Exhibits, the provisions in this Agreement prevail.

5.37 Document/Information Release. Documents and materials released to the Contractor, which are identified by the City as sensitive and confidential, are the City's property. The document/material must be issued by and returned to the City upon completion of the services under this Agreement. Contractor's secondary distribution, disclosure, copying, or duplication in any manner is prohibited without the City's prior written approval. The document/material must be kept

secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.38 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

- Exhibit A - Project Description/Scope of Work
- Exhibit B - Compensation and Fees
- Exhibit C - Insurance Requirements
- Exhibit D - Special Conditions

5.39 Special Conditions. As part of the goods furnished or the services Contractor provides under this Agreement, Contractor agrees to comply with and fully perform the special terms and conditions set forth in Exhibit D, which is attached to and made a part of this Agreement.

5.40 Cooperative Use of Agreement. In addition to the City of Chandler and with approval of the Contractor, this Agreement may be extended for use by other municipalities, school districts and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity.

If required to provide services on a school district property at least five times during a month, Contractor will submit a full set of fingerprints to the school of each person or employee who may provide such service. The District will conduct a fingerprint check in accordance with A.R.S. 41-1750 and Public Law 92-544 of all Contractors, subcontractors or vendors and their employees for which fingerprints are submitted to the District. Additionally, the Contractor will comply with the governing body fingerprinting policies of each individual school district/public entity. Contractor, subcontractors, vendors and their employees will not provide services on school district properties until authorized by the District.

Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City will not be responsible for any disputes arising out of transactions made by other agencies who utilize this Agreement.

5.41 Non-Discrimination and Anti-Harassment Laws. Contractor must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.42 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Contractor must maintain all applicable City, state, and federal licenses and permits required to fully perform Contractor's services under this Agreement.

5.43 Warranties. Unless otherwise provided in Exhibit D, the Contractor must furnish a one-year warranty on all work and services performed under this Agreement. Contractor must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Contractor, subcontractors, or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Contractor (including, but

not limited to, all parts and labor) at Contractor's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to the City on or before the City's final acceptance of Contractor's services under this Agreement.

5.44 Liens. The Contractor warrants that the materials supplied under this Agreement are free of liens and will remain free of liens.

5.45 Quality. Unless otherwise modified elsewhere in these terms and conditions, the Contractor warrants that, for one year after acceptance by the City of the materials, they will be (a) of a quality to pass without objection in the trade under the Agreement description, (b) fit for the intended purposes for which the materials are used, (c) within the variations permitted by the Agreement and are of even kind, quantity, and quality within each unit and among all units, (d) adequately contained, packaged and marked as the Agreement may require, and (e) conform to the Contractor's written promises or affirmations of fact.

5.46 Fitness. The Contractor warrants that any material supplied to City will fully conform to all requirements of the Agreement and all the Contractor's representations, and will be fit for all purposes and uses required by the Agreement.

5.47 Inspection/Testing. The warranties set forth in the Agreement are not affected by the City's inspection or testing of or payment for the materials by the City.

5.48 Packing and Shipping. The Contractor will be responsible for industry standard packing, which conforms to requirements of carrier's tariffs and Interstate Commerce Commission (ICC) regulations. Containers must be clearly marked as to lot number, destination, address, and purchase order number.

5.49 Delivery. All prices are F.O.B. Destination and include all delivery and unloading at the specified destinations. The Contractor will retain title and control of all goods until they are delivered and accepted by the City. All risk of transportation and all related charges will be the responsibility of the Contractor. All claims for visible or concealed damage will be filed by the Contractor. The City will notify the Contractor promptly of any damaged goods and will assist the Contractor in arranging for inspection.

5.50 Risk of Loss. The Contractor will bear all loss of conforming material covered under this Agreement until received by authorized personnel at the location designated in the purchase order or Agreement. Mere receipt does not constitute final acceptance. The risk of loss for nonconforming materials will remain with the Contractor regardless of receipt.

5.51 Current Products. All products offered in response to this solicitation will be in current and ongoing production; will have been formally announced for general marketing purposes; will be a model or type currently functioning in a user (paying customer) environment and capable of meeting or exceeding all specifications and requirements set forth in the City's solicitation.

5.52 Annual Usage Report. Upon request, the Contractor will furnish to the City an annual usage report delineating the acquisition activity governed by the Agreement. The format of the report will be

approved by the City and will disclose the quantity and the dollar value of each agreement item by individual purchasing unit.

5.53 Catalogs/Agreement Price Listing. As applicable, the Contractor will furnish to all requesting departments catalogs at no cost, which will outline agreement prices.

5.54 Emergency Purchases. City reserves the rights to purchase from other sources those items, which are required on an emergency basis and cannot be supplied immediately by the Contractor.

5.55 Non-Exclusive Agreement. This agreement is for the sole convenience of the City of Chandler. The City reserves the right to obtain like goods or services from another source when necessary.

5.56 Budget Approval Into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council at the time Council adopts the budget.

This Agreement shall be in full force and effect only when it has been approved and executed by the duly authorized City officials.

FOR THE CITY

By: _____

Its: MAYOR

FOR THE CONTRACTOR

By: Trevor Beck

Owner
Its: _____

APPROVED AS TO FORM:

By: _____

City Attorney *JMB*

ATTEST:

By: _____

City Clerk

EXHIBIT A TO AGREEMENT SCOPE OF WORK

GENERAL INFORMATION/BACKGROUND

Contractor to provide all labor and equipment to perform small water meter replacements, in addition to field verification services as described within these specifications. The city has reviewed historical records and conducted service line material surveys from business and homeowners and anticipates that approximately 28,000 public and private water service locations in the city will require field verification to confirm their water service line material. Of these approximately 28,000 sites, a large percentage of them will also require the replacement of their water meter. Field verification will take place once notice to proceed is given. The field verifications must be completed within 12 months. However, sites that require both field verifications and meter replacements must be completed no later than December 31st, 2025. Inspections may require visual, soft dig/vacuum inside meter box, or pothole type activities. Contractor will need to identify obstacles if landscaping, sidewalk, pavers, locked gates, wildlife, or pavement prevents service line verification.

Inspection site landscape is not uniform, and each site may contain unique conditions that may make it difficult to perform inspections. This topic will be covered in the training and addressed by a 'tiered' criteria description for sites.

The city and/or consulting firm hired by the city will provide training on the field verifications of service line material and expectations related to field verification inspections and testing. This training is mandatory and all field staff must complete training prior to working onsite.

GENERAL CONTRACTOR QUALIFICATIONS

Contractor must attend a service line material identification training, which will be hosted by the city and/or consulting firm hired by the city.

Chandler's preference is for the selected contractor's place of business to be located physically in the Phoenix, AZ Metropolitan area.

Contractor must have ability to perform work with several crews at any given time. While the city prefers to award to one company for all services, if in best interest of the city, award will be made to more than one company by bid lot.

Contractor shall have at least five (5) years of experience in water meter change out/installation services, and in calibration, testing, and repair services.

Water meter replacement services provided by Contractor's, employees shall be performed by ADEQ Water Distribution System Operator Grade 1 certified personnel, properly trained and qualified to perform services outlined in this RFP for water meter change out.

SPECIFICATIONS FOR FIELD VERIFICATION SERVICES

Approximately 28,000 service lines (serving a mixture of residential and commercial properties) will require service line materials verification. Please note, city may require contractors to revisit sites to ensure service line material is identified accurately. The city will provide door hangers as part of the notification process, which will be required to be delivered by the contractor(s) on the day of the field verification.

Service Line Identification Activities and Reporting Required per Service Connection

- Identify if landscaping, sidewalk, pavers, locked gates, wildlife, or pavement prevents verification.
 - If unable to verify materials due to these conditions, document this in report for this service connection (see below for reporting). Please note contractor will not be paid for this service.

Building Exterior Examination:

- Examine and identify the service line material at the exterior wall of the building (within 18 inches of the building exterior wall).
- Perform a field identification of service line material, this may involve a magnet and/ or scratch test as necessary to assist in determination. Use of additional test methods will require prior written approval from the city.
- If the tests or examination indicate potential lead, conduct a lead swab test. (Test acquired by the contractor.) Swab tests must meet criteria outlined in 40 CFR 745.88 (c)(1) and (2). Notify the city immediately if lead service line material is identified.

Meter Box Examination:

Tier 1 Required Method:

- Expose the privately-owned and utility-owned side of the service line within the interior of the meter box using minimally invasive techniques.
- Examine and identify the service line material on each side of the service line within the meter box.
- In addition, a third point verification will be required at the hose-bib on the privately-owned side of the property.
- Perform a field identification of service line material, this may involve a magnet and/ or scratch test as necessary to assist in determination. Use of additional test methods will require prior written approval from the city.
- If the tests or examination indicate potential lead, conduct a lead swab test. Swab tests must meet criteria outlined in 40 CFR 745.88 (c)(1) and (2).
- Secure meter box lid once inspection is completed.
- Contractor responsible for off-site disposal of material removed from the meter box. (Chandler may be able to accommodate disposal at city facility.)
- In the event identification cannot be done within the meter box, provide photographs that clearly document obstacle conditions preventing identification within the meter box and proceed to Tier 2 alternative means of material identification. Documentation must be provided to present a Tier 2 obstacle.

Tier 2 Optional Method (must be preapproved by city:

- If nearby landscaping may remain undamaged, expose the privately-owned and utility-owned side of the service line within a 2-foot radius of the meter box.
- Examine and identify the service line material on each side of the meter box. Perform a field identification of service line material, this may involve a magnet and/ or scratch test as necessary to assist in determination. Use of additional test methods will require prior written approval from the city.
- If the tests or examination indicate potential lead, conduct a lead swab test. Swab tests must meet criteria outlined in 40 CFR 745.88 (c)(1) and (2).
- Contractor responsible for off-site disposal of material removed from the meter box. (Chandler may be able to accommodate disposal at city facility.)
- Restore surface landscape disturbed during inspection to initial conditions.

Documentation and Reporting:

- Submit photographs of the service line at each inspection point (one at building exterior and two within meter box or near meter box depending upon if Tier 1 or Tier 2 verification method is used).
- Pipe material must be easily determined through photographs.
- Complete a service line identification electronic form provided by the city.
- Provide a summary of service line identification results and photographs in electronic format. (An ArcGIS application to capture field verification data may be developed and used for this project (tablets/smart phones with WiFi)
- If photographs or information in electronic form is incomplete or incorrect, contractor will be required to reperform work effort at no cost to the city

The Contractor shall take reasonable efforts to protect and prevent damage to wires, cable, structures, fences, vehicles, trees, plants and other assets while performing services under the awarded contract. Any damage caused by the Contractor to public or private property shall be corrected by repair or replacement by the Contractor, at the Contractor's expense, to the satisfaction of the property owner and/or the city.

- Meter boxes or lids damaged during contractor activities associated with this contract will be provided to the contractor by the city.

The Contractor shall furnish all labor, materials, and equipment necessary for the requested services. The Contractor shall provide applicable service line data within 24 hours of inspection.

Should the Contractor discover an active leak during the inspection identification, this information shall be delivered immediately to the city or designee via email or phone call.

The Contractor shall develop an overall schedule of work to be approved by the city prior to the commencement of work. The city shall furnish the service provider with the general locations of planned work activities at least one (1) business day in advance by email or in person.

When necessary, the Contractor shall provide all traffic control services, in order to ensure a safe working environment at all times. At a minimum, all work vehicles will clearly identify the Contractor, safety cones, and include appropriate flashing hazard lights.

SMALL WATER METER REPAIR AND REPLACEMENT GENERAL INFORMATION

WATER METER MANUFACTURER:

Neptune Smart Meters or approved equal (supplied by the city)

THE CITY WILL PROVIDE THE FOLLOWING:

- a. Meters
- b. Registers
- c. Gaskets
- d. All necessary fittings – gate valves, strainers, reducers, spools, and any/all lead-free brass fittings for the bypasses.

RESPONSE TIME:

Contractor will be required to respond by phone and email to the initial service call from the city within twelve (12) hours.

Contractors shall commence work once Notice to Proceed is given. Emergency service response time shall be within two (2) to three (3) hours from the initial call from the city to arriving onsite.

NONPERFORMANCE FEE TABLE:

SITUATION	AMOUNT TO BE DEDUCTED
A. Failure to respond to emergency calls within the specified time limits required.	\$100 per site/emergency
B. Failure to start and satisfactorily complete the required work within the specified time limits required.	\$50 per site/day

CONTRACTOR RESPONSIBILITIES:

- a. The Contractor shall provide all labor, supervision, tools, equipment, supplies and materials not provided by the city necessary to provide all services contained in this RFP, including all consumables.
 - i. Consumable materials shall include but not limited to, cleaning supplies, lubricants, etc. These are materials that are "consumed" by performing the work, which are different from repair parts used for replacement of specific water meter components.
- b. All permits and licenses necessary for the installation of equipment shall be secured and paid for by the Contractor. The Contractor shall possess appropriate licenses for the services proposed herein.
- c. Confined space entry is likely with this contract. It shall be the responsibility of each Contractor to supply all necessary equipment, train employees, and comply with any Safety, OSHA, EPA, and/or Federal or State of Arizona rules, regulations or other requirements, as each may apply.
- d. The Contractor shall ensure all requirements contained in the Special Terms and Conditions of this RFP shall be adhered to with regards to all safety apparel used by Contractor employees/staff, manual traffic directors, and traffic operations on roadways/thoroughfares.
- e. The Contractor shall coordinate with the Meter Services Supervisor or designee for pickup

of new meters and related equipment/materials and delivery of existing retired meters to the warehouse for disposal, parts needed for the installation of bypasses where required installation of endpoints (where applicable), and proper documentation of installation. Prices shall include all labor to perform these functions to successfully perform all services. Meters, registers (with inline connectors where required), and end points will be supplied by the city.

- f. Prior to starting the site installation, the Contractor shall determine if additional plumbing work is required beyond the specified scope of the contract. If so, the installation shall be rescheduled, and the city shall be notified.
- g. The Contractor will be responsible for any lost, stolen or damaged new meters provided by the city.
- h. At no time shall the Contractor start an installation and then leave it unfinished unless prior city authorization provided.
- i. The Contractor shall leave the installation site in a clean and neat condition, equal to, or better than, the condition of the site upon the Contractor's arrival.
- j. Any non-standard installation found by the Contractor, including missing or tampered meters, or flagrant code violations observed by the Contractor shall be reported to the city.
- k. Digital photographs
 - i. The city requires that digital photographs be taken before and after installation, which must have an accurate date and time stamp, and accessible to city staff.

SMALL WATER METER REPAIR AND REPLACEMENT

- a. Definition: Water meters ranging in size from 5/8" to 2".
- b. The city will provide the following:
 - i. Meters
 - ii. Registers
 - iii. Gaskets
 - iv. Meter boxes and lids
 - v. Padlocks
 - vi. Lockable meter boxes
- c. Water Meter Replacement Requirements
 - i. All meters will be replaced in accordance with the latest American Water Works Association (AWWA) standards.
 - ii. The water meters to be replaced will be determined by city.
 - iii. The city will provide all equipment and new meters for replacement.
- d. Water Meter Replacement Procedures
 - i. Contractor will notify customer of meter replacement a week prior (business days) via a door hanger. Language on door hanger must be city approved.
 - ii. Verify address and meter number to ensure they match to the service order provided.
 - iii. Advise customers of your presence.
 - iv. Inform customer of the short interruption to their water service that will occur for replacing the meter.
 - v. Prior to commencing each meter replacement at a customer's premises, the Contractor shall inspect existing water meter settings, service piping and shut off valves. If the Contractor determines that existing conditions are such that damage to the existing service piping or the resident's property would result, the city will be so notified, and the Contractor shall await the city's decision on how to proceed and then proceed in accordance with that decision.
 - vi. Remove meter box lid along with any dirt and debris from inside the box.
 - vii. Shut off water supply to the meter.
 - viii. Remove old meter and protect all in-ground piping from contaminants.
 - ix. Upon removal, all old meters and/or register heads, due to the large number of meters that will be replaced, anything with tags can be replaced with photograph. Contractor must take a before and after photograph of the meter with meter number and read. The team must have access to those photographs from the contractor.
 - x. Remove caps from new meter and put them on the old meter that was removed.
 - xi. Install new meter and endpoint.
 - xii. The Contractor shall replace all gaskets with new rubber gaskets when the meter is replaced. Any meters set improperly by the Contractor shall be reset correctly at the expense of the Contractor. Any damage to couplings, threads, unions or meters by use of improper tools or cross-threading shall also be corrected by the Contractor, at Contractor's expense.

- xiii. After new meter is installed, open water supply very slowly to avoid causing any damage.
 - xiv. Open customer's hose bib to flush line and confirm meter is operating correctly
 - xv. Close customer's hose bib after flushing.
 - xvi. Confirm that there are no leaks.
 - xvii. Confirm that endpoint is properly communicating.
 - xviii. Advise customer that the work is complete and that their water has been turned back on.
 - xix. Restore the area around meter box and leave customer's yard as it was found.
 - xx. Complete the service order with the following information:
 - 1. Old meter final reading
 - 2. New meter number
 - 3. New meter reading should be zero (0)
 - 4. New or existing endpoint number
 - 5. Date on Site:
 - 6. Time on Site: From _ to ____ (what time the employee arrives to conduct work, and what time the work ends)
 - 7. On-site employee name(s).
 - 8. Site observations
 - 9. Photographs – before and after services performed.
- e. Small Replacement and Installation Reporting (Real Time)
- i. Completed service orders provided shall be returned daily. Any additional report formats available can be established with consultation with, and approval by the City. Contractor will be required to utilize software approved by the City to meet minimum requirements for data inventory and reporting. Mass meter exchange file shall be 100% QA/QC'd by contractor prior to submission to the city.
 - ii. The contractor shall immediately notify the appropriate city representative via telephone, or email in the event that any abnormal events occur. Emailed copies of reports may be requested by the city.
- f. Small Meter Repair and Replacement/New Installation
- i. Experimental equipment/methods are prohibited, unless first approved by the city. Using approved equipment and methods, all meters tested, repaired, and/or retrofitted shall be calibrated to be as near 100% accuracy as practical.

CONTRACTOR'S PERSONNEL AND VEHICLE IDENTIFICATION:

- a.** The Contractor and/or its employees will not solicit or accept any business from the customer. The recommendation of a particular plumber or company and/or the performance of work other than the meter installations are also prohibited.
- b.** Only Contractor's workers who are technically competent and are of acceptable character and personality for work that involves unsupervised entry into individual residences will be hired. The Contractor will only utilize employees who have successfully passed a background investigation.
- c.** The Contractor will provide the city with the names and any other information required by the city for these installation personnel.
- d.** Whenever the city notifies the Contractor in writing of any person whose work is; careless, disorderly, or otherwise unsatisfactory, that person shall be discharged from performing services under this contract.
- e.** The Contractor's field personnel shall wear similar uniforms with the company logo and shall have on their person, displayed in a conspicuous manner, a picture identification badge. The picture ID shall have the Contractor's name, employee name, title and signature, employee's picture and employee ID number. Employees without proper uniforms and identification will not be permitted to work.
- f.** The Contractor's employees should carry calling cards listing the Contractor's name and telephone number. A calling card should be left, by the Contractor's employee at every customer location where work has been performed. An emergency number shall also be listed that can be used by the customer, on weekends and after regular business hours.
- g.** The Contractor's vehicles, including private vehicles used for the Contractor's work, shall have the company logo and/or name prominently displayed on both sides of the vehicle.

PARKING AND TRAFFIC CONTROL

- a.** Contract will follow all City parking laws.
- b.** Safety - Contractor shall be responsible for all traffic control and safety on site of work.
- c.** Any and all work carried out on adjacent roadways and thoroughfares will use the appropriate traffic barricading as set forth in the City of Chandler TRAFFIC BARRICADE MANUAL published by the Street Transportation Department as adopted by the City of Chandler. Any and all pruning operations must comply with the safety standards set forth in ANSI 133. All traffic control and lane closures shall be presented as a written plan to City of Chandler Traffic Engineering (480-782-3454) of the Transportation Division.
- d.** Please reference Chapter 7, Section 7.6 of the City of Chandler Engineering and Design Standards Manual for all temporary traffic control devices to be used during service line verification process. Manual is available here:
<https://www.chandleraz.gov/sites/default/files/City-of-Chandler-Engineering-Design-Standards-Manual.pdf>
- e.** Non-compliance of any safety or related items within this Contract will result in a deficiency of performance deduction of a minimum of \$100 from the city payment made to the Contractor.

INSPECTION

- a. The city reserves the right to inspect any and all work either in progress or completed and if found unsatisfactory and/or in conflict with the provisions set forth in the Contract, hold back payment for work completed, provided however, that the Contractor has been given proper notification and allowed a sufficient amount of time to correct the aforementioned condition.
- b. Improper installations.
 - i. Contractor shall be responsible for replacing any meter, MIU or appurtenances improperly set by its Installer. The Contractor shall correct any damage to couplings, threads, unions or meters by use of improper tools or cross threading by an Installer at Contractor's expense.
- c. Leaks after installation.
 - i. Contractor shall be responsible for correcting any leaks at the valves, couplings or service lines that could reasonably be attributed to the meter installation if reported by the city or customers within 30 days of installation.

CUSTOMER COMPLAINTS

- a. Any complaints received by the city from property owners dissatisfied with the installation shall be corrected by the Contractor before payment is made. The decision by the city regarding the credibility of an owner's complaint shall be final. The Contractor shall promptly correct any deficiencies, including but not limited to leaks that are a direct or indirect result of the installation when directed to do so by the city. It shall be presumed that any leaks in the vicinity of the water meter reported by the customer to either the city or the Contractor within 60 calendar days after completion of work at the customer's property are the result of the work, unless a preexisting condition had been noted on the work order. The Contractor shall repair such leaks and correct all damages which occur during the five (5) day period at the Contractor's expense.

WARRANTY

- a. Installation warranties.
 - i. All installation work, including materials used in the installation performed under this contract, shall be guaranteed against defects in workmanship for a period of one year. Any installations that fail during this period shall be corrected at Contractor's sole expense.

SALVAGE OF OLD METERS

- a. All meters removed and replaced will be the property of the city. The Contractor shall be held accountable for the return of all old meters and/or register heads.
- b. Upon removal, all old meters and/or register heads, due to the large number of meters that will be replaced, anything with tags can be replaced with photograph. Contractor must take a before and after photograph of the meter with meter number and read. The team must have access to those photographs from the contractor. Removed meters and at least one copy of a

fully completed installation form shall be returned to the city within one week after completing the installation of each meter.

WEATHER – SUSPENSION OF WORK

In the event of inclement weather, the Contractor must obtain approval from the city prior to performing any work. The city reserves the right to suspend any or all work due to poor weather conditions or other extreme conditions. The city also reserves the right to authorize the delayed work to be performed at a later date, or the city's Contract Representative may deem it more appropriate to omit the delayed work and resume the normal schedule. The Contractor shall not perform any suspended work without written authorization from the city.

MATERIALS AND/OR EQUIPMENT

Materials and/or equipment, furnished by the city will be delivered or made available to the Contractor when necessary. The Contractor will be held responsible for all materials and/or equipment accepted by them and will make good any shortages, deficiencies or damages that may occur after such acceptance.

PROJECT DATA AND DOCUMENTS

The Contractor shall be entitled to rely upon the accuracy of all data furnished by the city, which is or may be used by the Contractor in the provision of services under this Contract. The Contractor has the right to retain and use all data furnished, and all plans, designs, specifications and other work product created by the Contractor during its provision of service under this Contract.

INVOICING

- a. Invoices will be submitted bi-monthly and must include the itemize pay items with quantities used to calculate the invoice amounts. Invoices shall be accompanied with approved meter testing and repair reports for the period and specific meters being invoiced for. Upon receipt and approval of invoices and reports, payments will be made to the Contractor per the contract payment terms. The Contractor shall use the same pricing descriptions provided in the contract award notice.

EXHIBIT B TO AGREEMENT PRICING

Pricing includes a total for building exterior inspection and meter box inspection (either tier 1 or tier 2) and documentation.

LOT A

	DESCRIPTION OF REQUIRED MATERIAL, SERVICE OR CONSTRUCTION	Estimated QTY	UOM (	UNIT PRICE (normal business hours)	Extended Price (Estimated Quantity x Unit Price)	Estimated Completion (in weeks)
1.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards)	21,000+	EA	\$ <u>30</u>	\$ <u>630,000</u>	25
2.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards)	5000+	EA	\$ <u>45</u>	\$ <u>225,000</u>	25

LOT B

	DESCRIPTION OF REQUIRED MATERIAL, SERVICE OR CONSTRUCTION	Estimated QTY	UOM	UNIT PRICE (normal business hours)	Extended Price (Estimated Quantity x Unit Price)	Estimated Completion (in weeks)
3.	5/8-inch meter replacement	5,000	EA	\$ <u>55</u>	\$275,000	15
4.	3/4-inch meter replacement	500	EA	\$ <u>55</u>	\$27,500	1
5.	1 inch meter replacement	2,000	EA	\$ <u>55</u>	\$110,000	5
6.	1 ½ inch meter replacement	1,500	EA	\$ <u>175</u>	\$262,500	20
7.	2-inch meter replacement	1,000	EA	\$ <u>350</u>	\$350,000	20

LOT C						
	DESCRIPTION OF REQUIRED MATERIAL, SERVICE OR CONSTRUCTION	Estimated QTY	UOM	UNIT PRICE (normal business hours)	Extended Price (Estimated Quantity x Unit Price)	Estimated Completion (in weeks)
1.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards) + 5/8 inch meter replacement	5000+	EA	\$ <u>74</u>	\$ <u>370,000</u>	18
2.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards) + 3/4 inch meter replacement	500+	EA	\$ <u>74</u>	\$ <u>37,000</u>	1
3.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards) + 1 inch meter replacement	2000+	EA	\$ <u>74</u>	\$ <u>148,000</u>	6
4.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards) + 1 ½ inch meter replacement	1500+	EA	\$ <u>200</u>	\$ <u>300,000</u>	20
5.	Cost per Tier 1 inspection (number of inspections may be assigned based on number of awards) + 2 inch meter replacement	1000+	EA	\$ <u>410</u>	\$ <u>410,000</u>	20
6.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards) + 5/8 inch meter replacement	5000+	EA	\$ <u>85</u>	\$ <u>425,000</u>	26
7.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards) + 3/4 inch meter replacement	500+	EA	\$ <u>85</u>	\$ <u>42,500</u>	2
8.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards) + 1 inch meter replacement	2000+	EA	\$ <u>85</u>	\$ <u>170,000</u>	9
9.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards) + 1 ½ inch meter replacement	1500+	EA	\$ <u>210</u>	\$ <u>315,000</u>	26
10.	Cost per Tier 2 inspection (number of inspections may be assigned based on number of awards) + 2 inch meter replacement	1000+	EA	\$ <u>425</u>	\$ <u>425,000</u>	26

*Quantities are estimates only and not promised.

ANY/ALL OTHER SERVICES AND PRICING OFFERED BY VENDOR

Description	Unit Price
Excessive Dirt Removal (if completing meter-only, no surveys)	\$15

EXHIBIT C TO AGREEMENT INSURANCE

INSURANCE

General.

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

Minimum Scope and Limits of Insurance. The Contractor shall provide coverage with limits of liability not less than those stated below.

- A. *Commercial General Liability-Occurrence Form.* Contractor must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each

occurrence, \$4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

B. *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles*

Vehicle Liability: Contractor must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on Contractor owned, hired, and non-owned vehicles assigned to or used in the performance of the Contractor's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

C. *Workers Compensation and Employers Liability Insurance:* Contractor must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than \$1,000,000 for each accident and \$1,000,000 disease for each employee.

D. *Builders' Risk/Installation Floater Insurance.* The Contractor bears all responsibility for loss to all equipment or Work under construction. Unless waived in writing by the City the Contractor will purchase and maintain in force Builders' Risk/Installation Floater insurance on the entire Work until completed and accepted by the City. This insurance will be Special Causes of Loss policy form, (minimally including perils of fire, flood, lightning, explosion, windstorm and hail, smoke, aircraft and vehicles, riot and civil commotion, theft, vandalism, malicious mischief, and collapse), completed value, replacement cost policy form equal to the contract price and all subsequent modifications. The Contractor's Builders' Risk/Installation Floater insurance must be primary and not contributory.

1. Builders' Risk/Installation Floater insurance must cover the entire Work including reasonable compensation for architects and Contractors' services and expenses and other "soft costs" made necessary by an insured loss. Builders' Risk/Installation Floater insurance must provide coverage from the time any covered property comes under the Contractor's control and or responsibility, and continue without interruption during course of construction, renovation and or installation, including any time during which any project property or equipment is in transit, off site, or while on site for future use or installation. Insured property must include, but not be limited to, scaffolding, false work, and temporary buildings at the site. This insurance must also cover the cost of removing debris, including demolition as may be legally required by operation of any law, ordinance, regulation or code.
2. The Contractor must also purchase and maintain Boiler and Machinery insurance with the same requirements as Builders' Risk/Installation Floater insurance cited above if the Work to be performed involves any exposures or insurable property normally covered under a Boiler and Machinery insurance policy or made necessary as required by law or

testing requirements in the performance of this Contract/Agreement. The Contractor will be responsible for any and all deductibles under these policies and the Contractor waives all rights of recovery and subrogation against the City under the Contractor's Builders' Risk/Installation Floater insurance described herein.

3. Builders' Risk/Installation Floater Insurance must be maintained until whichever of the following first occurs: (i) final payment has been made; or, (ii) until no person or entity, other than the City, has an insurable interest in the property required to be covered.
 - a. The Builders' Risk/Installation Floater insurance must be endorsed so that the insurance will not be canceled or lapse because of any partial use or occupancy by the City.
 - b. The Builders Risk/Installation Floater insurance must include as named insureds, the City, the Contractor, and all tiers of subcontractors and others with an insurable interest in the Work who will be named as additional insureds unless they are able to provide the same level of coverage with the City and Contractor named as additional insureds. Certificates must contain a provision that the insurance will not be canceled or materially altered without at least 30 days advance notice to the City. The City must also be named as a Loss Payee under the Builders' Risk/Installation Floater coverage.
 - c. The Builders Risk/Installation Floater insurance must be written using the Special Causes of Loss policy form, replacement cost basis.
 - d. All rights of subrogation under the Builders Risk/Installation Floater insurance are, by this Contract/Agreement, waived against the City, its officers, officials, agents and employees.
 - e. The Contractor is responsible for payment of all deductibles under the Builders' Risk/Installation Floater insurance policy.

Additional Policy Provisions Required.

- A. *Self-Insured Retentions or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.
 1. The Contractor's insurance must contain broad form contractual liability coverage.
 2. The Contractor's insurance coverage must be primary insurance with respect to the City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, agents, and employees shall be in excess of the coverage provided by the Contractor and must not contribute to it.
 3. The Contractor's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 4. Coverage provided by the Contractor must not be limited to the liability assumed under the indemnification provisions of this Agreement.

5. The policies must contain a severability of interest clause and waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the Contractor for the City.
6. The Contractor, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of three years following completion and acceptance of the Work. The Contractor must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this three-year period containing all the Agreement insurance requirements, including naming the City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.
7. If a Certificate of Insurance is submitted as verification of coverage, the City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

B. *Insurance Cancellation During Term of Contract/Agreement.*

1. If any of the required policies expire during the life of this Contract/Agreement, the Contractor must forward renewal or replacement Certificates to the City within ten days after the renewal date containing all the required insurance provisions.
2. Each insurance policy required by the insurance provisions of this Contract/Agreement shall provide the required coverage and shall not be suspended, voided or canceled except after 30 days prior written notice has been given to the City, except when cancellation is for non-payment of premium, then ten days prior notice may be given. Such notice shall be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, the Contractor or its insurance broker shall notify the City of any cancellation, suspension, non-renewal of any insurance within seven days of receipt of insurers' notification to that effect.

A. *City as Additional Insured.* The policies are to contain, or be endorsed to contain, the following provisions:

1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: The City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, the Contractor including the City's general supervision of the Contractor; Products and Completed operations of the Contractor; and automobiles owned, leased, hired, or borrowed by the Contractor.

2. The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Agreement.

EXHIBIT D TO AGREEMENT SPECIAL CONDITIONS

WORK IN CITY RIGHT-OF-WAY

Work within the City's Right-of-Way. All work performed within the City's Right-of-Way by the Contractor and his/her subcontractors must comply with the City of Chandler requirements.

ACCESS TO SECURED FACILITIES

Contract Worker Access Controls, Badge and Key Access Requirements. A Contract Worker shall not be allowed to begin work in any City facility without: (A) The prior completion and the City's acceptance of the required background screening; and (B) when required, the Contract Worker's receipt of a City issued badge. A badge will be issued to a Contract Worker solely for access to the City facility(s) to which the Contract Worker is assigned. Each Contract Worker who enters a City facility must use the badge issued to the Contract Worker. Any and all fees associated with security badging will be assessed in compliance with Chandler City Code §4-22.

Key Access Procedures. If the Contract Worker's services require keyed access to enter a City facility(s), a separate key issue/return form must be completed and submitted by Contractor for each key issued.

Stolen or Lost Badges or Keys. Contractor shall report lost or stolen badges or keys to the City immediately. A new badge application or key issue form shall be completed and submitted along with payment of the applicable fees prior to issuance of a new badge or key.

Return of Badges or Keys. All badges and keys are the property of the City and must be returned to the City within one business day of when the Contract Worker's access to a City facility is no longer required to furnish the services under this Agreement. Contractor shall collect a Contract Worker's badge and key(s) upon the termination of the Contract Worker's employment; when the Contract Worker's services are no longer required at the particular City facility(s); or upon termination, cancellation or expiration of this Agreement.

Contractor's default under this Section shall include, but is not limited to the following: (1) Contract Worker gains access to a City facility(s) without the proper badge or key; (2) Contract Worker uses a badge or key of another to gain access to a City facility; (3) Contract Worker commences services under this Agreement without the proper badge, key or Background Screening; (4) Contract Worker or Contractor submits false information or negligently submits wrong information to the City to obtain a badge, key or applicable Background Screening; or (5) Contractor fails to collect and timely return Contract Worker's badge or key upon termination of Contract Worker's employment, reassignment of Contract Worker to another City facility or upon the expiration, cancellation or termination of this Agreement. Contractor acknowledges and agrees that the access control, badge and key requirements in this Section are necessary to preserve and protect public health, safety and welfare. Accordingly, Contractor agrees to properly cure any default under this Section within three business days from the date notice of default is sent by the City. The parties agree that Contractor's failure to properly cure any

default under this Section shall constitute a breach of this Section. In addition to any other remedy available to the City at law or in equity, Contractor shall be liable for and shall pay to the City the sum of \$1,000.00 for each breach by Contractor of this Section. The parties further agree that the sum fixed above is reasonable and approximates the actual or anticipated loss to the City at the time and making of this Agreement in the event that Contractor breaches this Section. Further, the parties expressly acknowledge and agree to the fixed sum set forth above because of the difficulty of proving the City's actual damages in the event that Contractor breaches this Section. The parties further agree that three breaches by Contractor of this Section arising out of any default within a consecutive period of three months or three breaches by Contractor of this Section arising out of the same default within a period of 12 consecutive months shall constitute a material breach of this Agreement by Contractor and the City expressly reserves all of its rights, remedies and interests under this Agreement, at law and in equity including, but not limited to, termination of this Agreement.