

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated April_____, 2015 ("Effective Date") and is between the City of Manhattan Beach, a California municipal corporation ("City") and Nonzero\Architecture, a California Corporation ("Contractor"). City and Contractor are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

A. City issued a Request for Proposals on January 27, 2015, seeking proposals for the provision of architectural and engineering design services for the rehabilitation of the City's Municipal Pier, Pier Roundhouse and the Pier Comfort Station.

B. Contractor submitted a proposal ("Revision 2") dated March 17, 2015 in response to the RFP. This proposal is attached as Exhibit B.

C. City desires to utilize the services of Contractor as an independent contractor to provide such architectural and engineering design services for the rehabilitation of the City's Municipal Pier, Pier Roundhouse and the Pier Comfort Station, including the preparation of construction drawings and specifications, and providing assistance during the permitting, bidding, construction and close-out phases of the project.

D. Contractor represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

E. City desires to retain Contractor and Contractor desires to serve City to perform these services in accordance with the terms and conditions of this Agreement

The Parties therefore agree as follows:

1. Contractor's Services.

A. Scope of Services. Contractor shall perform the services described in the Scope of Services (the "Services"), attached as **Exhibit A**. City may request, in writing, changes in the Scope of Services to be performed. Any changes mutually agreed upon by the Parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Contractor Representative shall be Peter Grueneisen, Principal (the "Contractor Representative"). The Contractor Representative shall directly manage Contractor's



Services under this Agreement. Contractor shall not change the Contractor Representative without City's prior written consent.

C. Time for Performance. Contractor shall commence the Services on the Effective Date and shall perform all Services in conformance with the project timeline, attached hereto as **Exhibit C**.

D. Standard of Performance. Contractor shall perform all Services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to City.

E. Personnel. Contractor has, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Contractor or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Contractor shall comply with all applicable federal, state and local laws, ordinances, codes, regulations and requirements.

G. Permits and Licenses. Contractor shall obtain and maintain during the Agreement term all necessary licenses, permits and certificates required by law for the provision of Services under this Agreement, including a business license.

2. **Term of Agreement.** The term of this Agreement shall be from the Effective Date through December 31, 2016, unless sooner terminated as provided in Section 13 of this Agreement or extended.

3. **Compensation.**

A. Compensation. As full compensation for Contractor's Services provided under this Agreement, City shall pay Contractor the total sum of One Hundred Forty Nine Thousand Six Hundred Dollars (\$149,600.00) (the "Maximum Compensation"), as set forth in the Approved Fee Schedule attached hereto as **Exhibit B**.

The City Manager shall have authority to increase the Maximum Compensation by up to twenty percent (20%); any further increase requires City Council approval.

B. Expenses. City shall only reimburse Contractor for those expenses expressly set forth in **Exhibit B**. In no event shall reimbursable expenses collectively exceed the total sum of Five Thousand Eight Hundred Dollars (\$5,800.00).

C. Additional Services. City shall not allow any claims for additional Services performed by Contractor, unless the City Council or City Representative, if applicable, and the Contractor Representative authorize the additional Services in writing prior to Contractor's performance of the additional Services or incurrence of additional expenses. Any additional Services or expenses authorized by the City Council or City

Representative shall be compensated at the rates set forth in **Exhibit B**, or, if not specified, at a rate mutually agreed to by the Parties. City shall make payment for additional Services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Contractor shall submit to City an invoice, on a monthly basis for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Contractor in writing within ten (10) business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within thirty (30) calendar days after receipt up to the maximum compensation set forth in Section 3 of this Agreement. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Contractor.

C. Audit of Records. Contractor shall make all records, invoices, time cards, cost control sheets and other records maintained by Contractor in connection with this Agreement available during Contractor's regular working hours to City for review and audit by City.

5. Independent Contractor. Contractor is, and shall at all times remain as to City, a wholly independent contractor. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Contractor covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Contractor or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Contractor without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Contractor, its officers, employees, agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary," provided Contractor gives City notice of such court order or subpoena.

B. Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party



regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, the City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Contractor as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Contractor's permission. Contractor may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Contractor.

D. Contractor's covenants under this Section 6 shall survive the expiration or termination of this Agreement.

7. Conflicts of Interest. Contractor and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Contractor's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Contractor may perform similar Services for other clients, but Contractor and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Contractor is not currently performing work that would require Contractor or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Contractor shall incorporate a clause substantially similar to this Section 7 into any subcontract that Contractor executes in connection with the performance of this Agreement.

8. Indemnification.

A. Indemnity for Design Professional Services. To the fullest extent permitted by law, Contractor shall, at its sole cost and expense, protect, indemnify, and hold harmless City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith, and reimbursement of attorney's fees and costs of defense (collectively

"Liabilities"), whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to, in whole or in part, the negligence, recklessness or willful misconduct of Contractor, its officers, agents, servants, employees, subcontractors, material men, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of design professional services under this Agreement by a "design professional," as the term is defined under California Civil Code Section 2782.8(c)(2).

B. Other Indemnities.

1) Other than in the performance of design professional services, and to the fullest extent permitted by law, Contractor shall, at its sole cost and expense, defend, hold harmless and indemnify the Indemnitees from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Claims"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the Parties. Contractor shall defend the Indemnitees in any action or actions filed in connection with any Claim with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Contractor shall reimburse the Indemnitees for any and all legal expenses and costs incurred by the Indemnitees in connection therewith.

2) Contractor shall pay all required taxes on amounts paid to Contractor under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Contractor shall fully comply with the workers' compensation law regarding Contractor and Contractor's employees. Contractor shall indemnify and hold City harmless from any failure of Contractor to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Subparagraph B. 2).

3) Contractor shall obtain executed indemnity agreements with provisions identical to those in this Section 8 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement. If Contractor fails to obtain such indemnities,

Contractor shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Claims in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor's subcontractor, its officers, agents, servants, employees, subcontractors, materialmen, contractors or their officers, agents, servants or employees (or any entity or individual that Contractor's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of the Indemnitees, as determined by final arbitration or court decision or by the agreement of the Parties.

C. Workers' Compensation Acts not Limiting. Contractor's obligations under this Section 8, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Contractor expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

D. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Contractor because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provisions in this Section 8 shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, Claims, tax, assessment, penalty or interest asserted against City.

E. Survival of Terms. The indemnification in this Section 8 shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Contractor shall procure and at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1) Commercial General Liability Insurance with a minimum limit of Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of Two Million Dollars (\$2,000,000) per project or location. If Contractor is a limited liability company, the commercial general liability coverage shall be amended so that Contractor and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2) Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of Two Million Dollars (\$2,000,000) per accident for bodily injury and property damage. If Contractor does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Contractor shall obtain a non-



owned auto endorsement to the Commercial General Liability policy required under subparagraph A. 1) of this Section 9.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per accident for bodily injury or disease. If Contractor has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Contractor shall execute a declaration that it has no employees.

4) Professional Liability Insurance with minimum limits of Two Million Dollars (\$2,000,000) per claim and Two Million Dollars (\$2,000,000) in aggregate.

B. Acceptability of Insurers. The insurance policies required under this Section 9 shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self insurance shall not be considered to comply with the insurance requirements under this Section 9.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming the City, its officers, employees, agents and volunteers as additional insureds.

D. Primary and Non-Contributing. The insurance policies required under this Section 9 shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of Contractor's insurance and shall not contribute with it.

E. Contractor's Waiver of Subrogation. The insurance policies required under this Section 9 shall not prohibit Contractor and Contractor's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Contractor hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Contractor shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Contractor shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Contractor shall not cancel, reduce or otherwise modify the insurance policies required by this Section 9 during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail thirty (30) days' prior written notice to City. If any insurance policy required under this Section 9 is canceled or reduced in coverage or limits, Contractor shall, within two (2) business days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.



H. City Remedy for Noncompliance. If Contractor does not maintain the policies of insurance required under this Section 9 in full force and effect during the term of this Agreement, or in the event any of Contractor's policies do not comply with the requirements under this Section 9, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Contractor's expense, the premium thereon. Contractor shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Contractor.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Contractor shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section 9. The endorsements are subject to City's approval. Contractor may provide complete, certified copies of all required insurance policies to City. Contractor shall maintain current endorsements on file with City's Risk Manager. Contractor shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Contractor shall furnish such proof at least two (2) weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Contractor shall not be construed as a limitation of Contractor's liability or as full performance of Contractor's duty to indemnify City under Section 8 of this Agreement.

K. Subcontractor Insurance Requirements. Contractor shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section 9.

10. **Mutual Cooperation.**

A. City's Cooperation. City shall provide Contractor with all pertinent Data, documents and other requested information as is reasonably available for Contractor's proper performance of the Services required under this Agreement.

B. Contractor's Cooperation. In the event any claim or action is brought against the City relating to Contractor's performance of Services rendered under this Agreement, Contractor shall render any reasonable assistance that City requires.

11. **Records and Inspections.** Contractor shall maintain complete and accurate records with respect to costs, expenses, receipts and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such



records, together with supporting documents, shall be maintained for a period of 3 years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Contractor at least five (5) calendar days before the termination is to be effective. Contractor may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least sixty (60) calendar days before the termination is to be effective.

B. Obligations upon Termination. Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Contractor, City shall pay Contractor based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the Services required by this Agreement. Contractor shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Contractor shall not be liable for any failure to perform its obligations under this Agreement if Contractor presents acceptable evidence, in City's sole judgment, that such failure was due to strikes, lockouts, labor disputes, embargoes, acts of God, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Contractor's reasonable control and not due to any act by Contractor.

14. Default.

A. Contractor's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Contractor is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default.

B. If the City Manager or his delegate determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Contractor with written notice of the default. Contractor shall have ten (10) calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Contractor fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. Notices. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and



conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Contractor's and City's regular business hours, or (c) three business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City:
Attn: Joe Parco
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266
Telephone: (310) 802-5352
Email: jparco@citymb.info

If to Contractor:
Attn: Peter Grueneisen
NonzeroArchitecture
3200 Airport Avenue, Suite 20
Santa Monica, California 90405
Telephone: (310) 313-1000
Email: peterg@nonzeroarch.com

With a courtesy copy to:

Quinn M. Barrow, City Attorney
1400 Highland Avenue
Manhattan Beach, California 90266
Telephone: (213) 626-8484
Email: qbarrow@citymb.info

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Contractor shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Contractor will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Contractor shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent. City's consent to an assignment of rights under this Agreement shall not release Contractor from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section 17 shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section 17, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.



18. **No Third Party Beneficiaries Intended.** This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. **Waiver.** No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. **Exhibits.** Exhibits A, B and C constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Contractor's proposal, the provisions of this Agreement shall control.

21. **Entire Agreement and Modification of Agreement.** This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may be modified only by a writing signed by both Parties.

22. **Headings.** The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

23. **Word Usage.** Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

24. **Time of the Essence.** Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

25. **Governing Law and Choice of Forum.** This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in a



municipal, superior or federal court with geographic jurisdiction over the City of Manhattan Beach.

26. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be shall be awarded reasonable attorneys' fees together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

27. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

28. Corporate Authority. The persons executing this Agreement on behalf of the Parties warrant that they are duly authorized to execute this Agreement on behalf of the Parties and that by their execution, the Parties are formally bound to the provision of this Agreement.

[SIGNATURE PAGE FOLLOWS]



The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:
City of Manhattan Beach,
a California municipal corporation

Contractor:
Nonzero\Architecture,
a California Corporation

By: _____
Name: _____
Title: _____

By: _____
Name: PETER GRUENEISEN
Title: PRESIDENT

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: Liza Tamura
Title: City Clerk

APPROVED AS TO FORM:

By: QMB
Name: Quinn M. Barrow
Title: City Attorney

EXHIBIT A SCOPE OF SERVICES

The rehabilitative work that will be performed at the Manhattan Beach Pier, the Pier Roundhouse and the Pier Comfort Station will be performed as described in the facility assessment report prepared by Faithful + Gould dated September 18, 2013. In addition, the rehabilitative work shall include work requested by the City's maintenance staff as indicated below. The rehabilitative work consists of, but is not limited to, the following:

THE MANHATTAN BEACH PIER

- a. The railings along the pier are to be patch sandblasted and all corrosion arrested. Finish to be system compatible high performance coatings such as those available from Carboline, Tnenmec, etc.
- b. Repair/patch spalled concrete areas along the Pier deck. Deck patching material to be of similar color and high compressive strength to withstand regular pressure washing.
- c. All deck handholds and vaults to be inspected and covers to be replaced with high loading, corrosion resistant, and bolt down style covers.
- d. The Manhattan Beach Fire Department will require the installation of a custom made/specialized telephone ring down and audible/visual alarming system to work in conjunction with unitized life ring cabinet. This custom made life ring cabinet will be design build. A preliminary cost to provide a system will be required at the 50% design document stage to determine if the system will be included in the final project.
- e. The lights on the lamp posts along the Pier will be replaced.
- f. The Manhattan Beach Police Department has asked for a possible video surveillance system at the Pier complex. A preliminary cost estimate to provide a system will be required at the 50% design document stage to determine if the system will be included in the final project.

PIER ROUNDHOUSE

- a. Roosting birds on the roof of the Pier Roundhouse is a nuisance to café patrons and maintenance concern due to corrosive droppings. Measures will need to be designed to minimize or eliminate roosting birds.
- b. The cupola is in poor condition and has rotten wood in places and needs replacing. Also, the seal on the decorative weather vane has failed and will need to be replaced.



- c. Installation of a gutter and downspout is required at the entrance to the Pier Roundhouse.
- g. The exterior of the building, including doors and frames, needs to be re-painted and the sealants need to be replaced. The exterior walls should contain an anti-graffiti coating.
- h. All of the door hardware is in poor condition and in many cases inoperable and needs to be replaced.
- i. The interior walls and ceilings need to be re-painted.
- j. The exterior walls should be painted with an anti-graffiti coating.
- k. The carpet on the mezzanine level needs to be replaced.
- l. The existing wheelchair lift is not operable and needs to be replaced.
- m. The restroom should be completely renovated, including full replacement of the plumbing fixtures.
- n. A new 2" water line should be installed along the Pier to the Pier Roundhouse to be used to flush the sewer line since the existing sewer line does not have enough slope.
- a. The building's fan-coil units need to be replaced.
- o. The exposed utility lines installed underneath the pier that feed the Pier Roundhouse all need to be replaced. See Faithful + Gould's Facility Condition Assessment report for types and sizes of utility lines.
- p. The lighting controls in the building should be replaced.
- q. The existing shutters on the exterior of the building are rusted and need to be replaced.
- r. A gutter/downspout system should be installed at the main entrance to the Roundhouse.
- s. The damaged roof tiles should be repair or replaced. An Add Alternate for a fiberglass tile roof should be included in the drawings and specifications.
- t. Installation of a master rated pump for the sewer system will be installed at the end of the Pier adjacent to the Roundhouse.

PIER COMFORT STATION

- a. Measures will need to be designed to minimize or eliminate roosting birds on the Pier Comfort Station.



- b. Horizontal cracking has occurred at the top of the concrete masonry walls of the Pier Comfort Station. Repairs should be made to the masonry walls and strengthening of the wall/roof framing connections should be done.
- c. Re-paint and reseal the exterior of the building. Exterior paint should consist of an anti-graffiti coating.
- d. Re-paint the gates at the entry to the restrooms.
- e. Repair damaged tiles at the exterior showers (this is the art component of this building).
- f. Replace shower fixtures at the exterior showers and at the beach level exterior showers.
- g. Replace existing skylights.
- h. Replace all doors, frames and hardware. Stainless steel hardware should be specified.
- i. Restrooms should be designed to meet current (Americans with Disabilities Act) ADA requirements.
- j. Replace partitions and all plumbing fixtures in the restrooms.
- k. The wall separating the storage area and the locker room area in the Men's Restroom will be demolished. A small storage closet will be constructed in the southwest corner of the locker room area. Shelving will be installed above the existing concrete bench along the east wall. The existing concrete bench in the Men's Restroom will remain.
- l. The interior walls and ceilings to be re-painted.
- m. Existing wall tile in the Comfort Station to be removed and replaced with new wall tile.
- n. Grinding/repairing/resurfacing should occur at the concrete floor where leveling/topping has deteriorated. An elastomeric coating should be applied to the concrete floor after repairs have been made.
- o. The building does not have any exhaust fan units. Suitably sized exhaust fans should be installed.
- p. The existing underground pressure regulator and valves at the east side of the building should be moved above ground for easier access. The pressure regulator should be placed in a cage.



- q. Existing landscaping will remain. New landscaping around the Pier Comfort Station is not required.
- r. The existing telemetry antenna on the roof of the building should be preserved.
- s. The existing damaged roof tiles should be repaired. An Add Alternate for a fiberglass tile roof should be included in the drawings and specifications.
- t. Shelving should be installed above the existing concrete bench along the east wall of the Men's locker room.

Specific tasks required to complete the scope of work include, but are not limited to the following:

Task 1

Perform a thorough review of all existing as-built drawings, reports and consultant assessments. Research and identify any and all local, State and Federal laws and regulations that will impact the project.

Task 2

Perform a site inspection accompanied by City staff to identify and verify conditions of all water, sewer, fire, mechanical, and electrical systems. Inspect condition of current structures.

Task 3

Prepare a detailed project schedule taking into account final approved scope, budget and time constraints.

Task 4

Prepare and submit plans and specifications at the schematic, 50% design document, 100% design document, 50% construction document and 100% construction document phases for review. Prepare cost estimates at the 50% design document and 100% construction document phases. The selected Consultant will be required to assist the City in obtaining permits for the project.

Task 5

Assist the City during bidding of the project by attending the pre-bid conference and job walk, and responding to questions submitted by interested Contractors.

Task 6

Assist the City during the construction phase of the project by responding to Requests for Information, reviewing submittals, and performing job walks as necessary to insure that the work is being performed to the City's satisfaction and per the project drawings and specifications.

Task 7

Assist the City with close-out of the project by performing job walks to prepare punchlists, and confirm that the punchlist items have been completed by the Contractor.



**EXHIBIT B
APPROVED FEE SCHEDULE**

DATE : March 17, 2015

PROJECT NO.: TBD - Proposal

TO : Ms. Karen Domerchie
Senior Management Analyst

City of Manhattan Beach
Department of Public Works
3621 Bell Avenue
Manhattan Beach, CA 90266

TEL : Karen Domerchie o. (310) 802-5321

e-mail : Karen Domerchie < kdomerchie@citymb.info >

FROM : Peter Grueneisen
e-mail : peterg@nonzeroarch.com

nonzero\architecture

3200 AIRPORT AVENUE, SUITE 20
SANTA MONICA, CALIFORNIA 90405

310 313 1000 telephone
310 313 1002 fax

www.nonzeroarch.com
www.barton.com

C O S T P R O P O S A L F O R :

DESIGN SERVICES FOR THE REHABILITATION OF THE

**MANHATTAN BEACH PIER,
THE PIER ROUNDHOUSE AND THE PIER COMFORT STATION**

REVISION 2

11. Cost Proposal _____ **REVISION 2**

Fee for Basic Services

We propose a fixed fee for the entire project scope as described:

The Fee for Basic Services shall be a Fixed Fee of One Hundred and Fifty-Five Thousand Four Hundred US Dollars (US \$ 155,400.00)

Should the scope or cost of the project change significantly from the description, the Fixed Fee shall be mutually re-negotiated in good faith between Owner and Architect.

Exclusions / Clarifications:

Reimbursable expenses are included in the Fee for Basic Services.

Breakdown of Proposed Fees into Phases:

Architectural:

1. Conceptual and Schematic Design Phase	\$ 19,600.00	20%	
2. Design Development Phase	\$ 19,600.00	20%	
3. Construction Document Phase	\$ 49,000.00	50%	
4. Construction Support Phase	\$ 9,800.00	10%	
Total Basic Fee Proposal	\$ 98,000.00	100%	\$ 98,000.00

Structural Engineering:

Basic Structural Design	\$ 10,200.00	
Construction Observation	\$ 6,000.00	
Total Structural	\$ 16,200.00	\$ 16,200.00

MEP Engineering:

The Manhattan Beach Pier	\$ 10,800.00	
Pier Roundhouse	\$ 18,600.00	
Pier Comfort Station	\$ 6,000.00	
Total MEP	\$ 35,400.00	\$ 35,400.00

Total Fees		\$ 149,600.00
-------------------	--	----------------------

Standard Hourly Billing Rates for Basic and Additional Services

Standard nonzero\architecture Rates for 2015 are as follows:

Principal	\$ 240.00/hour
Associate	\$ 192.00/hour
Senior Project Architect / Project Manager	\$ 160.00/hour
Project Architect / Project Manager	\$ 128.00/hour

Senior Designer	\$ 112.00/hour
Designer	\$ 88.00/hour
Clerical	\$ 72.00/hour

Reimbursable Expense Estimate

Miscellaneous reimbursable expenses (e.g. printing, plotting, reproductions, postage, shipping and handling, video communication, local transportation, etc.) shall be billed periodically at 1.2 times the actual cost.

nonzero\architecture provides services to clients nationally and internationally by utilizing up-to-date methods of communication, including e-mail, FTP sites, phone and video conferencing, thereby minimizing travel expenses whenever possible.

Allowance for miscellaneous reimbursable expenses: \$ 5,800.00

Total Fixed Fee including expenses \$155,400.00

nonzero\architecture
3200 AIRPORT AVENUE, SUITE 20
SANTA MONICA, CALIFORNIA 90405

310 313-1000 T
310 313-1002 F
www.nonzeroarch.com
www.bauton.com

**EXHIBIT C
PROJECT TIMELINE**

Preparation of Schematic Design Documents:	April 2015
Preparation of Design Documents:	May 2015 – June 2015
Preparation of Construction Documents:	June 2015 – August 2015
Obtain Permits	Mid-August 2015 – September 2015
Bidding Phase for Construction:	September 2015
Construction Phase:	October 2015 – May 2016
Project Complete:	Mid-May 2016

