

**CITY OF ELK GROVE**



**Request for Proposals**

**For**

**AFFORDABLE HOUSING IMPACT FEE AND NEXUS STUDY**

**City Clerk's Office  
City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758**

**Proposals Due by March 28, 2024 at 4:00PM PDT**

## Introduction

The City of Elk Grove (City) is accepting proposals from qualified Consultants (the Consultant(s)) for an affordable housing impact fee and nexus study in accordance with the included specifications, terms, and conditions shown in this Request for Proposals (RFP). Prospective respondents are advised to read this information over carefully prior to submitting a proposal.

One digital PDF copy must be submitted to the Office of the Clerk **by March 28, 2024 at 4:00pm**. Proposals shall be addressed to the City Clerk Jason Lindgren at [jlindgren@elkgrovecity.org](mailto:jlindgren@elkgrovecity.org), with a subject line "Affordable Housing Impact Fee and Nexus Study" and a copy to Sarah Bontrager at [sbontrager@elkgrovecity.org](mailto:sbontrager@elkgrovecity.org). Submittals in PDF format must be fully ADA compliant. Large files may be sent using a cloud-based system such as Dropbox. The proposer shall be responsible for ensuring that proposals submitted electronically are received by the City Clerk prior to the deadline. If the proposer does not receive a confirmation from the City Clerk that the proposal has been received, proposer should assume the transmission failed and either resubmit or arrange for another method of delivery. Proposers are also encouraged to contact the City Clerk to confirm receipt of their proposal prior to the deadline. Proposals shall not be accepted by fax.

Questions regarding this RFP are to be directed by e-mail to Housing Analyst Jack Barnes at [jbarnes@elkgrovecity.org](mailto:jbarnes@elkgrovecity.org). Such contact shall be for clarification purposes only. The City must receive all questions no later than March 21. Material changes, if any, to the scope of services or proposal procedures shall only be transmitted by written addendum and posted to the City web site. Addendums and answers to submitted questions will be available via the City of Elk Grove web site under "Notice" for the RFP announcement.

### Late Proposals

Proposals arriving after the specified date and time shall not be considered, nor shall late proposals be opened. Each Consultant assumes responsibility for timely submission of its proposal.

### Withdrawal or Modifications of Proposals

Any proposal may be withdrawn or modified by a written request signed by the Consultant and received by the City Clerk prior to the final time and date for the receipt of proposals. Once the deadline is past, Consultants are obligated to fulfill the terms of their proposal.

### Proposal Acceptance and Rejection

The City reserves the right to accept any proposal, to reject any and all proposals, and to call for new proposals, or dispense with the proposal process in accordance with the Elk Grove Municipal Code.

### Proposal Evaluation and Award

Evaluation shall be made based on the criteria noted in Attachment A: Evaluation and Selection Criteria. A contract may be awarded to the responsible Consultant who best meets the City's needs by demonstrating the competence and professional qualifications necessary for the satisfactory performance of the required services, and shall not necessarily be based on the lowest priced proposal, except as otherwise provided by law, taking into consideration adherence to the included specifications. A contract may be awarded to the next responsible Consultant if the successful Consultant refuses or fails to execute the contract. All Consultants that were not selected by the City shall be notified in writing. Nothing herein shall obligate the

City to award a contract to any responding Consultant. Any contract awarded will be non-exclusive, and the City reserves the right to seek services from other sources, in the City's sole discretion.

### **Register with the California Secretary of State**

Unless the Consultant is a sole proprietorship, the Consultant must be registered and in good standing with the California Secretary of State within 14 days following notification of the City's intent to award a contract to the Consultant and prior to execution of a final contract. Failure to timely register with the Secretary of State may result in the City awarding the contract to another Consultant. Additional information regarding the registration process may be found on the Secretary of State's website at: <https://bizfileonline.sos.ca.gov/>.

### **Disclosure of Submitted Materials**

After selection and execution of the contract(s), (or prior thereto if required by law) all information and materials provided in each submittal received is subject to disclosure through a public records request pursuant to the California Public Records Act, or otherwise as may be required by law. The City, in its sole discretion, may release any submitted materials, regardless of whether such materials are marked by respondents as confidential or otherwise as protected.

### **Waiver of Irregularities**

The City retains the right, in its sole discretion, to waive any irregularities in proposals that do not comply with the strict requirements of this RFP, and the City reserves the right to award a contract to a Consultant submitting any such non-compliant proposal, all in the City's sole discretion.

### **Validity of Pricing**

Consultants are required to provide a fee structure including the hourly rate of the principals to be assigned to the matter, and proposed cost (line item descriptions and pricing), and expense reimbursements levels, and total costs. No cost increases shall be passed onto the City after the proposal has been submitted. No attempt shall be made to tie any item or items contained in this RFP with any other business with the City; each proposal must stand on its own.

### **No Guarantee of Usage**

Any quantities listed in this RFP are estimated or projected and are provided for tabulation and information purposes only. No guarantee of quantities is given or implied by the City. The Consultant must furnish the City's needs as they arise.

### **Demonstrations**

When required, the City may request full demonstrations prior to award. When such demonstrations are requested, the Consultant shall respond promptly and arrange a demonstration at a convenient location. Failure to provide a demonstration as specified by the City may result in rejection of a proposal.

### **Use of Other Governmental Contracts**

The City reserves the right to reject any part or all of any proposals received and utilize other available governmental contracts.

### **Qualification/Inspection**

Proposals will only be considered from Consultants normally engaged in providing the types of services specified herein. By responding to this RFP, the Consultant consents to the City's right to inspect the Consultant's facilities, personnel, and organization at any time, or to take any other action necessary to

determine the Consultant's ability to perform. The City reserves the right to reject proposals where evidence or evaluation is determined to indicate inability to perform. The City reserves the right to interview any or all responding Consultants and/or to award a contract without conducting interviews.

### **Other Governmental Entities**

If the Consultant is awarded a contract as a result of this RFP, the Consultant shall, if the Consultant has sufficient capacity, provide to other governmental agencies, so requesting, the services awarded in accordance with the terms and conditions of the RFP.

### **Federal Requirements**

Should any portion of these services require the use of Federal funds, all Federal requirements shall apply and all Consultants must consent to each certification and assurance, which will be incorporated into the contract.

### **Piggybacking**

"Piggybacking" is a form of intergovernmental cooperative purchasing in which an entity will be extended the same pricing and terms of a contract entered into by another entity.

Bidders are requested to indicate on the Bid if they will extend the pricing, terms and conditions of an awarded contract, based on this bid, to other government agencies. If the successful vendor agrees to this provision, participating agencies may enter into a contract with the successful vendor for the purchase of the service and commodities described herein based on the terms, conditions, prices, and percentages offered by the successful vendor to the City. Minor changes in terms and conditions may be negotiated by participating agencies during the term and following the award of the contract. Any such contract shall be entirely independent and separate from the City and City shall have no obligation relating to any third party contract.

### **Payment Terms**

Payment shall be made as set forth in the contract attached hereto as Attachment B. In submitting proposals under these specifications, Consultants should take into account all discounts, both trade and time, allowed in accordance with the payment terms.

### **Performance**

It is the intention of the City to acquire services as specified herein from a Consultant that will give prompt and convenient service.

### **Term of Contract**

The term of the contract will be for a specific period of time, commencing upon execution. The City anticipates the contract to be for a term of six to nine months, at the option of the City. The City reserves the right to set the term for a period deemed to be in the best interest of the City, and terminate the contract as set forth therein.

### **Amendments**

If, in the course of the performance of the contract, the Consultant or the City proposes changes to the services provided, and informal consultation with the other party indicates that a change in the terms and conditions of the contract may be warranted, the Consultant or the City may request a change in the contract. The parties to the contract will meet to discuss and negotiate the required documents. Upon completion of those negotiations, the negotiated documents will be submitted to the City for approval.

Upon approval by the City, an amendment to the contract will be approved by all parties for the change to be implemented. An amendment shall not render ineffective or invalidate any unaffected portions of the contract. Nothing in this section obligates the City to agree to any change order or other amendment, and the City may withhold such agreement in its sole discretion.

**Service and support**

Consultants shall explain how all on-going service and support shall be handled by the Consultant and the City of Elk Grove.

**Records**

The Consultant shall maintain complete and accurate records with respect to labor costs, material expenses, and other such information required by City that relates to the performance of services under the contract. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of the services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible and in a form acceptable to the City, which the City may specify and change from time to time. The Consultant shall provide free access to the representatives of City or its designees, at reasonable times, to such books and records, shall give City the right to examine and audit said books and records, shall permit City to make transcripts there from as necessary, and shall allow inspection of all work, data, documents, proceedings, and activities related to the contract. Such records, together with supporting documents, shall be maintained for City's inspection for a period of at least three (3) years after receipt of final payment.

**(See next page for Guidelines for Proposal)**

## Guidelines for Proposal

The following guidelines are provided for standardizing the preparation and submission of proposals. The intent is to assist respondents in the preparation of their submissions and to assist the City by simplifying the review process providing standards for comparison of submissions.

Statements submitted in response to this RFP shall include a complete response to the requirements in this section in the order presented. Statements should be a straightforward delineation of the respondent's capability to satisfy the intent and requirements of this RFP, and should not contain redundancies and conflicting statements.

Proposals shall be formatted with easy-to-read font size and style, pages shall be numbered, and individual sections shall be divided for easy identification. All submissions shall be digital rather than delivered on physical paper. Submissions shall include bookmarks for each section. Submissions shall include complete responses to the questions and other requests in this RFP in the order presented. Submissions should offer a straightforward delineation of the respondent's capability to satisfy the intent and requirements of this RFP and should limit redundancies and avoid conflicting statements.

Proposals shall contain the following information in the order listed:

1. Introductory letter

The introductory letter should be addressed to:

Sarah Bontrager  
Housing and Public Services Manager  
City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758

The letter shall include the Consultant's name submitting the proposal, their mailing address, telephone number, and contact name. The letter shall address the Consultant's understanding of the project based on this RFP and any other information the Consultant has gathered. Include a statement discussing the Consultant's interest and qualifications for this type of work. A principal of the firm authorized to legally bind the firm shall sign the letter.

2. Table of Contents

The Consultant shall insert a comprehensive table of contents denoting sections three through nine of the proposal as indicated below.

3. Qualifications and Experience

Describe the Consultant's capability for actually undertaking and performing the work, including any professional licenses and certificates held by the Consultant. List types and locations of similar work performed by the Consultant in the last five (5) years that best characterize the quality and past performance. Include names and current phone numbers for contact on work quality and performance. References may be contacted as part of the selection Process.

4. Work Plan

The work plan must state the Consultant's ability to meet each specification as outlined in this

document. The work plan should address the items of work as described in this RFP. The plan should be simple, easy to read and follow, and address and satisfy the objectives and specifications as listed in the Scope of Work in this RFP.

5. Conflict of Interest Statement

Any activities or relationships of the Consultant that might create a conflict of interest for the Consultant or the City, and, if such activities or relationships exist, a description of the facts, legal implications, and possible effects sufficient to permit the City to appreciate the significance of the conflict and to grant any conflict waiver, if appropriate and necessary.

6. Supportive Information/References

This section may include graphs, charts, photos, resumes, references, and any other relevant information in support of the Consultant's qualifications.

7. Fee

This section should include the cost for requested services outlined in the Scope of Work. Consultants shall clearly describe and outline fees for the services to be provided for each task of the project. Fees should be linked to the tasks of the work plan as provided in Section 4, Work Plan. Upon completion of each task, the Consultant will notify the City and request payment for the products and services by submitting an invoice and a brief description of work performed during the billing period. Upon receipt of the invoice, the City will review in a timely manner the products and services noted, verify completion, and authorize payment. No cost increases shall be passed onto the City after the proposal has been submitted. No attempt shall be made to tie any item or items contained in this RFP with any other business with the City.

8. Secretary of State

The Consultant shall acknowledge their understanding of needing to be registered with the California Secretary of State as noted in the RFP language above.

9. Professional Services Contract:

Attached to the RFP (Attachment B) is a copy of the City's standard Professional Services Contract (Contract). The City's standard Contract may be modified, in the City's sole discretion, to address the specific provisions of this RFP and Consultants should note that any specifications or other requirements specific to this RFP shall be included in the Contract and Contract's exhibits following an award of the Contract. Please review the Contract carefully and note in your proposal any exceptions or alterations to the Contract. Alterations or changes to the Contract that are not in the Consultant's response shall not be allowed after the selection of the Consultant. This includes alterations, exceptions, or changes to the insurance and indemnity provisions. By establishing these requirements up front, the City can compare all respondents on an equal basis. However, the City reserves the right, in its sole discretion, to accept or reject any and all proposed changes to the City's standard Contract. For reference, the insurance amounts that appear in the attached Contract are summarized in the table below.

<b>TYPE</b>	<b>SINGLE LIMIT / OCCURRENCE</b>	<b>AGGREGATE</b>	<b>ENDORSEMENTS***</b>
General Liability	\$1,000,000	\$1,000,000	Additional Insured Waiver of Subrogation Primary Non-Contributory
Auto Liability	Non-Commercial Acceptable		
Work Comp Employer's Liability	Statutory \$1,000,000 each		Waiver of Subrogation
Professional Liability/Errors and Omissions	\$1,000,000	\$1,000,000	Requirement extends 1 year past contract expiration

**\*\*\*Must be actual endorsements. Typed statements on Certificates of Liability are unacceptable.**

**This is a summary only. Please refer to the insurance section and/or exhibit of this contract for specific requirements.**

**(See next page for Scope of Work)**



## SCOPE OF WORK

### Background

The City currently charges an affordable housing impact fee for most new residential and non-residential development. Impact fee revenue must be used to support housing opportunities for low-income households. Since its incorporation in 2000, the City has invested more than \$78 million in the creation of 2,278 rental units affordable to low- and very low-income households (those earning less than 80 and 50 percent of the area median income, respectively). The City remains a desirable place to develop affordable housing, with nearly 800 rental units currently under construction and strong interest in the development partnerships on City-owned affordable housing sites.

The Affordable Housing Fee Program is applied to residential development on a per unit basis, charging \$6,289 for each single-family home and \$3,773 per unit for multi-family developments. For non-residential developments, the fee is based on use classification ranging from \$3.06/square foot for hotels to \$0.00 for office use. The City has not updated its Affordable Housing Fee Program since 2013 outside of adjustments for inflation. Assembly Bill 602, which went into effect in 2022, requires, among other things, that any development impact fees be calculated proportionally to the square footage of the proposed units or make specified findings that explain why square footage is not the optimal approach to calculating the fees.

At the time of the 2013 update, Elk Grove's housing landscape was still recovering from the 2008 financial crisis and moderate-income households (those earning between 80 and 120 percent of AMI) were able to afford market-rate rents. Since then, rents and new and resale home prices have risen to levels that are unaffordable for most moderate-income housing.

### Objectives

The Consultant must prepare a report that meets the following criteria:

- Is informed by staff and stakeholder feedback.
- Establishes the nexus between new residential and non-residential development and the need for housing affordable to low- and moderate-income households. The report will establish separate nexuses for residential and non-residential development.
- Establishes legally defensible affordable housing fees for both residential and non-residential development. The report will include explanations for the necessity of the fees supported by nexuses for each.
- Explores risks and benefits for the recommended fee levels so that City staff can make an informed decision on what type of fee it ultimately proposes to City Council.

### Tasks

The following tasks are expected to be completed by the service provider:

- 1. Conduct background research.** The Consultant shall review the City's current Municipal Code Chapter 16.88 and 16.89 and relevant resolutions, as well as prior studies and documents related to affordable housing and impact fees. The Consultant shall also review the City's generation and use of nexus fees used to subsidize new affordable multifamily rental housing. The Consultant shall review the City's General Plan and the amount of vacant and developed land by land use category, including approved tentative maps and other entitled development projects that have not yet been built. The Consultant shall review the City's Housing Element to determine the role of the City's impact fees in the overall provision of housing, both market-rate and affordable, in the City.

- 2. Evaluate the nexus between new residential and non-residential construction and the demand for affordable housing in the City of Elk Grove.** The Consultant shall evaluate the nexus between new residential and non-residential construction and the demand for affordable housing in Elk Grove. To the extent that a nexus is found, the Consultant shall provide information to support the conclusion in a format that meets the legal requirement that a local government charging a fee make an affirmative showing that: (1) those who must pay the fee are contributing to the problem which the fee will address; and (2) the amount of the fee is justified by the magnitude of the fee-payer's contribution to the problem. The Consultant shall provide a legally defensible affordable housing fee to the City taking into account all law on the subject matter.
- 3. Evaluate current housing options.** The Consultant shall conduct market research on affordable housing options currently available to very low-, low-, and moderate-income households in the City of Elk Grove. This research and analysis shall include:

  - a. An inventory of rent- and income-restricted multifamily rental housing in the City, including number of units, unit bedroom count, rent and income levels, vacancy rates and waiting lists, based on available data.
  - b. Data on market-rate rental housing, including number of units, unit bedroom count, rent levels and trends, and vacancy rates. The Consultant shall include data on both multifamily and single-family rental properties.
  - c. A distribution of recent sales prices for new and existing single-family homes in the City by price range.
- 4. Develop a methodology for calculating the appropriate cost of an affordable housing fee.** The Consultant shall establish one or more methodologies for the calculation of supportable affordable housing development impact fees for new residential and non-residential development consistent with the California Government Code sections 66000-66020 and the constitutional requirements of nexus and "rough proportionality" under the U. S. Supreme Court cases of *Nollan v. California Coastal Commission* (1987) 483 U. S. 825 and *Dolan v. City of Tigard* (1994) 512 U. S. 374. Methodologies shall also be consistent with *Building Industry Association of Central California v. City of Patterson* (2009) 171 Cal.App.4th186 and *San Remo Hotel v. City and County of San Francisco* (2005) 545 U.S. 323.

  - a. **Nexus methodology for affordable housing development impact fee on new non-residential development.** The Consultant shall use a 100,000 square foot prototypical building module for each type of non-residential land use analyzed in the nexus analysis. The Consultant shall select non-residential land uses in conjunction with City staff, and at a minimum include commercial/retail, hotel, manufacturing, office, and warehouse. The Consultant shall then use the following analytic steps for the nexus analysis for each land use:
    - i. Estimate total new employees through the application of employment density factors (employees per square foot building area);
    - ii. Apply a commute factor from the U.S. Census to estimate the number of new employees living in the city of Elk Grove;
    - iii. Adjust for the potential future increase in labor force participation;
    - iv. Estimate the number of new households represented by the number of new employees;
    - v. Distribute households by occupational groupings for each land use, using U.S. Census Occupation by Industry Survey data;
    - vi. Estimate employee households meeting very low-, low-, and moderate-income limits, adjusted for household size, based on wage data by occupation obtained from the State of California Employment Development Department; and

- vii. Adjust for multiple earner households.

The results of these seven steps will be the estimated number of households by land use living in Elk Grove and qualifying as very low-, low-, or moderate-income. The Consultant shall then use the housing affordability gap analysis described in Task 6 below to calculate the development impact fee required to make housing affordable to these new Elk Grove households.

- b. **Nexus methodology for affordable housing development impact fee on new residential development.** The Consultant shall use a 100-unit residential subdivision prototype to calculate the nexus fee for residential development. The Consultant shall then use the following analytic steps:
  - i. Estimate the household income distribution of new single-family homebuyers in Elk Grove, based on typical underwriting standards. The single-family home price distribution obtained in Task 2 shall be used for this step in the nexus analysis.
  - ii. Estimate the retail expenditures of the new homebuyers using data on retail expenditures by product type from the U.S. Retail Census and the Bureau of Labor Statistics Consumer Expenditure Survey;
  - iii. Estimate the number of new employees generated by the increase in retail expenditures, using average sales per employee factors from the U.S. Retail Census or comparable modeling;
  - iv. Apply a commute factor from the U.S. Census to estimate the number of new employees living in the city of Elk Grove;
  - v. Adjust for the potential future increase in labor force participation;
  - vi. Estimate the number of new households represented by the number of new employees;
  - vii. Estimate employee households meeting very low-, low-, and moderate-income limits, adjusted for household size, based on employee salary information; and
  - viii. Adjust for multiple earner households.

The results of these eight steps will be the estimated number of households living in Elk Grove and qualifying as very low-, low-, or moderate-income. The Consultant shall then use the housing affordability gap analysis described in Task 6 below to calculate the development impact fee required to make housing affordable to these new Elk Grove households.

The Consultant's methodology shall specifically account for the following:

- The Consultant shall use a commute factor to estimate the number of employees working at the new jobs generated by new residential or non-residential development that will live in Elk Grove. Failure to apply such a factor implicitly assumes that all new employees working at new commercial enterprises in the City will also live in the City. This factor could represent a significant adjustment for a small, largely residential community such as Elk Grove.
- The Consultant shall apply a factor to account for the potential future increase in labor force participation.
- The Consultant's approach shall examine the distribution of household sizes in Elk Grove.

5. **Determine land use, business, and population growth forecasts.** The Consultant shall analyze SACOG estimates and projections of employment, population, households, and household income to develop employment, population, household, and land use projections for the City through 2030. The Consultant shall provide projections consistent with SACOG estimates and prior City studies to the extent practical. Projections shall be refined based on the data and assumptions used in the nexus analysis. Land use projections shall use the land use categories used by existing fee programs to aid the administration of impact fees.
6. **Calculate the cost gap between market-rate housing prices and affordable housing prices for very low-, low-, and moderate-income households.** The results of the affordability gap analysis in this task shall be used to convert the projections of new Elk Grove households by income level from the nexus analysis into the maximum supportable development impact fee for residential and nonresidential development. The Consultant shall prepare affordability gap analyses using both “gap to cost” and “gap to price” approaches. The gap to cost approach uses estimated costs to develop new prototypical housing projects, while the gap to price approach uses sales prices and acquisition costs for new or existing for-sale and rental units in the City. After preparation of both gap to cost and gap to price analyses, the Consultant shall review the information with City staff and the City will make a determination as to which is best suited for this study.

Under either the gap to cost or the gap to price approach, the following steps shall be used to complete the affordability gap analysis:

- a. Calculate the amount a tenant or homebuyer at very low-, low-, or moderate-income can afford to contribute to the cost of renting or owning a dwelling unit. The Consultant shall work with City staff to define affordable housing expense for renters and owners for this analysis. Affordable housing expense shall be defined as a percentage of income spent on housing. For renters, affordable housing expense includes rent plus utilities. For owners, affordable housing expense includes mortgage principal and interest, taxes, insurance, homeowners association dues, and potentially utilities and maintenance expense.
  - b. Calculate the amount of the supportable home price or cost supported by affordable housing expense at each income level. For owner housing, an affordable mortgage is calculated based on the affordable mortgage payment and assumed financing terms reflecting anticipated financial market conditions over the projection period. The affordable home price includes the affordable mortgage plus an assumed downpayment. For rental housing, landlord operating costs and vacancy allowance are deducted from affordable rents to determine the amount of the mortgage supportable for a rental unit based on assumed financing terms.
  - c. Estimate the cost to build or acquire market-rate housing, both rental and ownership. Data from Task 3 and additional research on multifamily property per unit sales prices shall be used for this task.
  - d. Calculate the affordable housing gap, equal to the difference between the cost to build or acquire housing on the market, and the affordable home price or the affordable mortgage for a rental unit.
7. **Identify the affordable housing costs attributable to future development.** The methodology for the nexus analysis and affordability gap analysis, detailed in Tasks 4 and 6 above, shall be used to determine the maximum impact fee that can be legally supported for residential and non-residential development (by type of use).

**8. Analyze the impact of the affordable housing fee on the feasibility of new development projects.**

The Consultant shall evaluate the potential impact of nexus fees on the development of new residential and non-residential development in the City of Elk Grove. The Consultant shall also survey development impact fees charged on residential and nonresidential development in selected neighboring jurisdictions. Based on the results of the economic impact analysis and fee survey, the Consultant shall advise the City on the factors it may want to consider in determining the optimal nexus fees to be charged on residential and non-residential development.

**9. Make recommendations regarding implementation and administration of the affordable housing fees.**

The Consultant shall provide recommendations for annual fee adjustments, periodic review of the nexus fees, and program implementation. Annual fee adjustments may factor in current economic conditions and housing affordability measures. Specifically, the Consultant shall provide multiple methodologies for calculating impact fees that correlate to building square footage, e.g., dollar amounts per square foot (as in the City of Elk Grove Roadway Fee Program).

**10. Prepare an administrative draft, a public review draft, and a final report.**

The Consultant shall provide a final report that provides a concise, easily understandable, and legally defensible summary of Tasks 1 through 9, including an executive summary that summarizes key findings and recommendations. Detailed assumptions and calculations shall be contained in the technical appendices. At a minimum, the report shall include the following:

- a. An executive summary summarizing key research points and the primary recommendations.
- b. A summary of the nexus concept and its applicability in Elk Grove, any legal issues related to affordable housing fees and programs, and the methodology used in the report.
- c. Information regarding current affordable housing options and any excess capacity provided as a result.
- d. Land use, business, and population growth forecasts through 2030.
- e. Information and tables showing the cost gap between market-rate and affordable housing for several housing types.
- f. A calculation of the affordable housing costs attributable to new residential and non-residential development, determination of maximum fee supportable for various land use types, and an analysis of what affect the fee would have on the feasibility of new development.
- g. Recommendations on the ideal fee levels and administration of the fee program, including procedure for annual adjustments.
- h. Demonstration of the nexus study's compliance with AB 602 nexus requirements as follows:
  - i. Purpose of fee
  - ii. Use of fee
  - iii. Reasonable relationship between the fee's use and the type of development
  - iv. Reasonable relationship between the need for affordable housing and the type of development
  - v. Reasonable relationship between the amount of the fee and the cost of affordable housing
  - vi. Technical appendices supporting the assumptions and methodologies utilized.

In the months prior to completion of the final report, the Consultant shall provide an Administrative Review Draft of the report for staff review and comment. The Consultant shall incorporate one round of comments on the Administrative Draft Report and shall produce a Public Review Draft for public review and comment at the Public Outreach meeting. The Consultant shall review public comments

with City staff and determine whether additional changes need to be made to the report. The Consultant shall incorporate one round of changes to the Public Review Draft and shall produce a Final Report.

**11. Attend project meetings.** Unless noted below as “in-person,” all meetings will be held virtually. The Consultant shall attend the following meetings as part of the budget for the proposed study:

- a. A kick-off meeting to go over the scope of work and schedule.
- b. Semi-monthly project status meetings for the duration of the Contract.
- c. Two public outreach meetings (in person).
- d. One City Council meeting and presentation (in person).
- e. Additional meeting may be proposed by the Consultant as needed to implement the recommended approach to the work.

**Timeline**

Below is a tentative schedule for the contract:

March 28	Deadline for proposals
End of April	Award and execute contract
Early May	Kickoff meeting
End of August	Receive Consultant’s administrative draft
Early September	City staff reviews draft
Mid-September	Consultant edits draft in response to staff feedback
End of September	Receive Consultant’s public review draft
October	Take Consultant’s public review draft to Industry Working Group meeting
October – November	Consultant edits draft in response to development community feedback
November	Receive Consultant’s final report
December – January ‘25	Take new impact fee recommendations to City Council

**(See next page for Attachments)**

## **ATTACHMENTS**

### **Attachment A: Evaluation and Selection Criteria**

#### Evaluation Criteria

The following represent the principal selection criteria, which will be considered during the evaluation process:

Qualifications, Experience, and References: Experience in performing work of a closely similar nature and size; experience working with public agencies; strength, stability, experience, and technical competence; assessment by client references.

Personnel and Staffing: Qualifications and experience of proposed personnel for requested services.

Work Plan: Depth of the Consultant's understanding of City's requirements; overall quality and logic of work plan.

Quality and Responsiveness of the Proposal: Completeness of response in accordance with the RFP instructions.

Schedule: Ability to meet City's deadlines; thoroughness and reasonableness of schedules, tasks, and milestones; adequacy of staff to meet milestones.

Rates and Fees: Reasonableness and competitiveness of the rates and fees proposed; adequacy of data in support of figures quoted, basis on which rates and fees are quoted.

### **Review and Selection Process**

Staff will evaluate the merits of the proposals received in accordance with the evaluation factors stated in this RFP and formulate a recommendation. For each evaluation criteria, proposals will be evaluated on their relative strengths, deficiencies, and weaknesses.

**Attachment B: Sample Professional Services Contract**

# CITY OF ELK GROVE



## CONSULTANT CONTRACT FOR

**Consultant's Name**

**Project**

### CONTRACT FOR SERVICES

THIS CONTRACT is made on \_\_\_\_\_, 20\_\_\_\_, by and between City of Elk Grove, a municipal corporation (the “City”) and \_\_\_\_\_, \_\_\_\_\_ (the “Consultant”), collectively referred to as the “Parties.”

#### WITNESSETH

WHEREAS, Consultant has presented a proposal to provide services, which services are identified in the Scope of Work attached hereto and incorporated herein by this reference as **Exhibit A**, and by reason of its qualifications, experience, and facilities, is duly authorized to perform the type of services contemplated herein; and,



WHEREAS, City desires to hire Consultant to perform the Scope of Work pursuant to the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, City and Consultant agree to as follows:

## 1. SCOPE OF SERVICES

A. Consultant shall do all work, attend all meetings, produce all reports and carry out all activities necessary to complete the services described in the Scope of Work. This Contract and its exhibits shall be known as the “Contract Documents.” Terms set forth in any exhibits shall be deemed to be incorporated in all Contract Documents as if set forth in full therein. In the event of conflict between terms contained in these Contract Documents, the more specific term shall control.

B. Consultant agrees it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is based on such independent investigation and research.

## 2. TERM OF CONTRACT

A. This Contract shall be effective as of the date executed by the Parties and approved as to form by the City Attorney and shall terminate at 11:59 p.m. on [REDACTED], unless earlier terminated pursuant to Section 11 of this Contract. Notwithstanding any other provision of this Contract, the City Manager shall be authorized to modify the Scope of Work and/or extend the termination date of this Contract (including, as necessary, modification of the Scope of Work and/or Schedule of Performance as to time of performance) by a writing signed by the City Manager and the Consultant prior to the initial termination or any extended termination date.

## 3. SCHEDULE FOR PERFORMANCE

City and Consultant agree that time is of the essence and Consultant agrees that services shall be undertaken and completed in accordance with the schedule of performance (the “Schedule of Performance”), attached hereto and incorporated herein by reference as **Exhibit B**. Deviations from the time schedule stated in the Schedule of Performance may be made with the written approval of City Manager, or his/her authorized representative. Consultant’s failure to complete work in accordance with the Schedule of Performance may result in delayed compensation as described in Section 4.

## 4. COMPENSATION

A. Consultant shall be paid monthly as set forth in **Exhibit C**, “Compensation and Method of Payment,” attached hereto and incorporated herein by reference, for the actual fees, costs and expenses for the time and materials required and expended, and approved by City, but in no event shall total compensation under this Contract exceed [REDACTED] (**\$00.00**), without City’s prior written approval. Said amount shall be paid upon submittal of a

monthly invoice showing completion of the tasks that month, including the services rendered, the costs incurred for materials, the person(s) rendering performed services, the amount of time spent by such person(s), and the applicable hourly rate.

B. If Consultant’s performance is not in conformity with the Scope of Work or Schedule of Performance, payments may be delayed or denied, unless otherwise agreed to by City in writing.

C. If the work is halted at the request of City, compensation shall be based upon the proportion that the work performed bears to the total work required by this Contract, subject to Section 11.

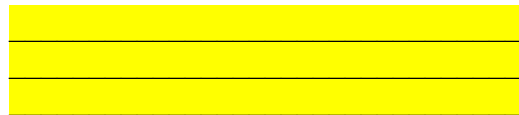
**5. NOTICES**

A. Consultant shall transmit invoices and any notices to City, with copy (excepting invoices) to City Attorney, as follows:

City of Elk Grove  
Attn: Finance Department  
8401 Laguna Palms Way  
Elk Grove, California 95758

City of Elk Grove  
Attn: City Attorney’s Office  
8401 Laguna Palms Way  
Elk Grove, California 95758

B. City shall transmit payments on invoiced amounts, and any notices required by this Contract to Consultant as follows:



**6. PROFESSIONAL SERVICES**

Consultant agrees that services shall be performed and completed in the manner and according to the professional standards observed by a competent practitioner of the profession in which Consultant and its subcontractors or agents are engaged. Consultant shall not, either during or after the term of this Contract, make public any reports or articles, or disclose to any third party any information, confidential or otherwise, relative to the work of City or the operations or procedures of City without the prior written consent of City.

Consultant further agrees that it shall not, during the term of this Contract, take any action that would affect its impartiality or professionalism due to City whether perceived or actual.

**7. INDEPENDENT CONTRACTOR**

A. It is understood and agreed that Consultant (including Consultant's employees) is an independent contractor, and that no relationship of employer-employee exists between the Parties hereto.

B. Consultant's assigned personnel shall not be entitled to any benefits payable to employees of City.

C. City is not required to make any deductions or withholdings from the compensation payable to Consultant under the provisions of the Contract and is not required to issue W-2 Forms for income and employment tax purposes for any of Consultant's assigned personnel.

D. Consultant, in the performance of its obligation hereunder, is only subject to the control or direction of City as to the designation of tasks to be performed and the results to be accomplished.

E. Any third-party person(s) employed by Consultant shall be entirely and exclusively under the direction, supervision, and control of Consultant.

F. Consultant hereby indemnifies and holds City harmless from any and all claims that may be made against City based upon any contention by any third party that an employer-employee relationship exists by reason of this Contract.

## **8. AUTHORITY OF CONSULTANT**

Consultant shall possess no authority with respect to any City decision and no right to act on behalf of City in any capacity whatsoever as agent, or to bind City to any obligations whatsoever.

## **9. CONFLICT OF INTEREST**

Consultant certifies that it has disclosed to City any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Contract. Consultant agrees to advise City of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this Contract. Consultant further agrees to complete any statements of economic interest if required by either City ordinance or State law.

## **10. AMENDMENTS, CHANGES OR MODIFICATIONS**

Amendments, changes or modifications in the terms of this Contract may be made at any time by mutual written agreement between the Parties hereto and shall be signed by the persons authorized to bind the Parties.

## **11. TERMINATION**

A. This Contract may be terminated by City, provided that City gives not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Upon termination, City shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates

performed to that date, whether completed or not, and in accordance with Section 15, Property of City.

B. City may temporarily suspend this Contract, at no additional cost to City, provided that Consultant is given written notice (delivered by certified mail, return receipt requested) of temporary suspension. If City gives such notice of temporary suspension, Consultant shall immediately suspend its activities under this Contract. A temporary suspension may be issued concurrent with the notice of termination provided for in subsection A of this section.

C. Notwithstanding any provisions of this Contract, Consultant shall not be relieved of liability to City for damages sustained by City by virtue of any breach of this Contract by Consultant, and City may withhold any payments due to Consultant until such time as the exact amount of damages, if any, due City from Consultant is determined.

D. In the event of termination, Consultant shall be compensated as provided for in this Contract, except as provided in Section 11C. Upon termination, City shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not, and in accordance with Section 15, Property of City.

## **12. FUNDING**

Consultant agrees and understands that renewal of this Contract in subsequent years is contingent upon action by City Council consistent with the appropriations limits of Article XIII B of the California Constitution and that the City Council may determine not to fund this Contract in subsequent years.

## **13. NOTICE TO PROCEED**

Prior to commencing work under this Contract, Consultant shall receive a written “Notice to Proceed” from City. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay Consultant for any services prior to issuance of the Notice to Proceed.

## **14. EXTENSIONS OF TIME**

Consultant may, for good cause, request extensions of time to perform the services required hereunder. Such extensions must be authorized in advance by City, in writing, and at City’s sole discretion. Such extensions, if authorized, shall be incorporated in written amendments to this Contract or the attached Scope of Work in the manner provided in Section 10.

## **15. PROPERTY OF CITY**

A. It is mutually agreed that all materials prepared by Consultant under this Contract shall become the property of City, and Consultant shall have no property right therein whatsoever. Immediately upon termination, City shall be entitled to, and Consultant shall deliver to City, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not, and other such materials as may have been

prepared or accumulated to date by Consultant in performing this Contract which is not Consultant's privileged information, as defined by law, or Consultant's personnel information, along with all other property belonging exclusively to City which is in Consultant's possession. Publication of the information derived from work performed or data obtained in connection with services rendered under this Contract must be approved in writing by City.

B. Additionally, it is agreed that the Parties intend this to be a contract for services and each considers the products and results of the services to be rendered by Consultant hereunder to be work made for hire. Consultant acknowledges and agrees that the work (and all rights therein, including, without limitation, copyright) belongs to and shall be the sole and exclusive property of City without restriction or limitation upon its use or dissemination by City.

C. Nothing herein shall constitute or be construed to be any representation by Consultant that the work product is suitable in any way for any other project except the one detailed in this Contract. Any reuse by City for another project or project location shall be at City's sole risk.

## **16. COMPLIANCE WITH LAW**

Consultant shall comply with all applicable laws, ordinances, and codes of federal, State and local governments, and shall commit no trespass on any public or private property in performing any of the work authorized by this Contract.

## **17. REPRESENTATIONS**

A. Consultant agrees and represents that it is qualified to properly provide the services set forth herein, in a manner which is consistent with the generally accepted standards of Consultant's profession.

B. Consultant agrees and represents that the work performed under this Contract shall be in accordance with applicable federal, State and local law.

C. Consultant shall designate a project manager who at all times shall represent Consultant before City on all matters relating to this Contract. The project manager shall continue in such capacity unless and until he or she is removed at the request of City, is no longer employed by Consultant, or is replaced with the written approval of City, which approval shall not be unreasonably withheld.

D. Consultant shall provide corrective services without charge to City for services which fail to meet the above professional and legal standards, and which are reported to Consultant in writing within sixty (60) calendar days of discovery. Should Consultant fail or refuse to perform promptly its obligations, City may render or undertake performance thereof and Consultant shall be liable for any expenses thereby incurred.

## **18. APPROVAL OF STAFF MEMBERS**

A. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Contract.

Consultant shall notify City of any changes in Consultant's staff to be assigned to perform the services required under this Contract and shall obtain the approval of the City Manager of a list of all proposed staff members who are to be assigned to perform services under this Contract prior to any such performance.

## **19. ASSIGNMENT AND SUBCONTRACTING**

A. Except as expressly authorized herein, Consultant's obligations under this Contract are not assignable or transferable, and Consultant shall not subcontract any work, without the prior written approval of City. However, claims for money due or which become due to Consultant from City under this Contract may be assigned to a financial institution or to a trustee in bankruptcy, without such approval. Notice of any assignment or transfer whether voluntary or involuntary shall be furnished promptly to City.

B. Consultant shall be as fully responsible to City for the negligent acts and omissions of its contractors and subcontractors, and of persons either directly or indirectly employed by them, in the same manner as persons directly employed by Consultant.

## **20. MATERIALS CONFIDENTIAL**

All of the materials prepared or assembled by Consultant pursuant to performance of this Contract are confidential and Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of City or except by court order. If Consultant or any of its officers, employees, or subcontractors does voluntarily provide information in violation of this Contract, City has the right to reimbursement and indemnity from Consultant for any damages caused by Consultant releasing the information, including, but not limited to, City's attorney's fees and disbursements, including without limitation experts' fees and disbursements.

## **21. LIABILITY OF CONSULTANT—NEGLIGENCE**

Consultant shall be responsible for performing the work under this Contract in a manner which is consistent with the generally-accepted standards of Consultant's profession and shall be liable for its own negligence and the negligent acts of its employees, agents, contractors and subcontractors. City shall have no right of control over the manner in which the work is to be done but only as to its outcome and shall not be charged with the responsibility of preventing risk to Consultant or its employees, agents, contractors or subcontractors.

## **22. INDEMNITY AND LITIGATION COSTS**

To the fullest extent permitted by law, Consultant shall indemnify, protect, defend, and hold harmless City, its officers, officials, agents, employees and volunteers from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorneys' and expert witness fees, arising out of any failure to comply with applicable law, any injury to or death of any person(s), damage to property, loss

of use of property, economic loss or otherwise arising out of the performance of the work described herein, to the extent caused by a negligent act or negligent failure to act, errors, omissions, recklessness or willful misconduct incident to the performance of this Contract on the part of Consultant, except such loss or damage which was caused by the sole negligence, or willful misconduct of City, as determined by a Court of competent jurisdiction. Unless and until such judicial determination is made, or as otherwise agreed by the parties, Contractor shall remain obligated to defend, indemnify, and hold harmless City, its officers, officials, employees, volunteers, and agents pursuant to this Contract. The provisions of this section shall survive termination or suspension of this Contract.

In any contract that Consultant enters into with any subcontractor in any capacity related to any and all duties under this Contract, there must be an indemnification provision identical to the one provided in this Section applicable to the subcontractor requiring the subcontractor to assume the defense, indemnify and save harmless City to the same extent as Consultant. Consultant’s failure to include such an indemnification provision in any contract with a subcontractor shall constitute a material breach of this Contract. In the event Consultant fails to obtain such indemnity obligations from others as required herein, Consultant agrees to be fully responsible and indemnify, and save harmless City as prescribed under this Section.

**23. EVIDENCE OF INSURANCE COVERAGE**

Prior to commencement of any work under this Contract, Consultant shall provide and maintain in effect during the term of this Contract evidence of insurance coverage as set forth in **Exhibit D**, attached hereto and incorporated herein by reference. These insurance requirements are summarized as follows:

TYPE	SINGLE LIMIT / OCCURRENCE	AGGREGATE	ENDORSEMENTS***
General Liability	\$1,000,000	\$1,000,000	Additional Insured Waiver of Subrogation Primary Non-Contributory
Auto Liability	Non-Commercial Acceptable		
Work Comp Employer’s Liability	Statutory \$1,000,000 each		Waiver of Subrogation
Professional Liability/Errors and Omissions	\$1,000,000	\$1,000,000	Requirement extends 1 year past contract expiration

\*\*\*Must be actual endorsements. Typed statements on Certificates of Liability are unacceptable.

This is a summary only. Please refer to the insurance section and/or exhibit of this contract for specific requirements.

Furthermore, Consultant shall certify its compliance with Labor Code Section 3700 in the form attached hereto and incorporated by reference, as **Exhibit E**.

#### **24. EVIDENCE OF INSURANCE COMPLIANCE**

Consultant or its insurance broker shall deliver the required proof of insurance compliance, consisting of Insurance Services Office (ISO) endorsement forms or their equivalent and the ACORD form 25-S certificate of insurance (or its equivalent), evidencing all required coverage to City. City may designate an insurance certificate processor (“Processor”) to accept and process Consultant’s proof of insurance. Consultant shall deliver copies of the actual insurance policies, renewals, or replacements directly to City or Processor upon their request.

#### **25. EMPLOYMENT PRACTICES**

Consultant, by execution of this Contract, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, disability or marital status in its employment practices.

#### **26. UNAUTHORIZED ALIENS**

Consultant hereby promises and agrees to comply with all of the provisions of the federal immigration and nationality act (8 U.S.C.A. § 1101 et seq.), as amended; and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Contract, and should the federal government impose sanctions against City for such use of unauthorized aliens, Consultant hereby agrees to, and shall, reimburse City for the cost of all such sanctions imposed, together with any and all costs, including attorneys’ fees, incurred by City in connection therewith.

#### **27. LICENSES, PERMITS, AND OTHER APPROVALS**

Consultant represents and warrants to City that it has all licenses, permits, qualifications and approvals of whatsoever nature legally required for Consultant to practice its profession and perform the work described herein. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, obtain and/or keep in effect at all times during the term of this Contract any licenses, permits, and approvals which are legally required for Consultant to practice its profession at the time the services are performed.

#### **28. RECORDS AND INSPECTION**

Consultant shall maintain records, books, documents and other evidence directly pertinent to the performance of work under this Contract in accordance with generally accepted accounting principles and practices. City shall have the right to access and examine such records, without charge, during normal business hours. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

#### **29. MISCELLANEOUS PROVISIONS**



A. Attorneys' Fees: In the event an action or proceeding is instituted by either party for the breach or enforcement of any provision of this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and all litigation expenses, including, but not limited to expert's fees and disbursements.

B. Venue: This Contract shall be deemed to be made in, and the rights and liabilities of the Parties, and the interpretation and construction of the Contract governed by and construed in accordance with the laws of the State of California. Any legal action arising out of this Contract shall be filed in and adjudicated by a court of competent jurisdiction in the County of Sacramento, State of California.

C. Enforceability: If any term or provision of this Contract is found to be void, voidable, invalid or unenforceable by a court of competent jurisdiction under the laws of the State of California, any and all of the remaining terms and provisions of this Contract shall remain binding.

D. Time: All times stated herein or in any other Contract Documents are of the essence.

E. Binding: This Contract shall bind and inure to the heirs, devisees, assignees and successors in interest of Consultant and to the successors in interest of City in the same manner as if such parties had been expressly named herein.

F. Survivorship: Any responsibility of Consultant for warranties, insurance, indemnity, record-keeping or compliance with laws with respect to this Contract shall not be invalidated due to the expiration, termination or cancellation of this Contract.

G. Construction and Interpretation: Consultant and City agree and acknowledge that the provisions of this Contract have been arrived at through negotiation and that each party has had a full and fair opportunity to revise the provisions of this Contract and to have such provisions reviewed by legal counsel. Therefore, any ambiguities in construing or interpreting this Contract shall not be resolved against the drafting party. The titles of the various sections are merely informational and shall not be construed as a substantive portion of this Contract.

H. Waiver: The waiver at any time by any party of any of its rights with respect to a default or other matter arising in connection with this Contract shall not be deemed a waiver with respect to any subsequent default or other matter.

I. Severability: The invalidity, illegality or unenforceability, of any provision of this Contract shall not render the other provisions invalid, illegal or unenforceable.

J. No Third-Party Beneficiary: It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved to City and Consultant. Nothing contained in the agreement shall give or allow any claim or right of action whatsoever by any third party. It is the express intent of City and Consultant that any such person or entity, other than City or Consultant, receiving benefits or services under this agreement shall be deemed as incidental beneficiary.

K. Non-Discrimination/Non-Preferential Treatment Statement: In performing this Contract, the parties shall not discriminate or grant preferential treatment on the basis of race, sex, color, age, religion, sexual orientation, disability, ethnicity, or national origin, and shall comply to

the fullest extent allowed by law, with all applicable local, state, and federal laws relating to nondiscrimination.

L. Authority to Execute: The person or persons executing this Contract on behalf of Consultant warrant and represent that they have the authority to execute this Contract on behalf of their agency and further warrant and represent that they have the authority to bind Consultant to the performance of its obligations hereunder.

M. Dispute Resolution: Prior to either party commencing any legal action under this Contract, the parties agree to try in good faith, to settle any dispute amicably between them. If a dispute has not been settled after forty-five (45) days of good-faith negotiations and as may be otherwise provided herein, then either party may pursue available legal and equitable remedies against the other.

N. Force Majeure: Neither party shall be in default by reason of any failure in the performance of this Contract if such failure arises out of causes beyond its reasonable control. Such causes may include, but are not limited to, acts of God, acts of the public enemy, acts of government in either its sovereign or contractual capacity, acts of the party whose performance is not sought to be excused, fires, flood, weather, epidemics, quarantine restrictions, strikes, freight embargoes, failure of transmission or power supply, mechanical difficulties with equipment which could not have been reasonably forecasted or provided for, or other causes beyond its sole control. The party so affected will resume performance as soon as practicable after the force majeure event terminates.

**30. ENTIRE AGREEMENT**

This instrument and any attachments hereto constitute the entire Contract between City and Consultant concerning the subject matter hereof and supersedes any and all prior oral and written communications between the Parties regarding the subject matter hereof.

AGREED to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the Parties as follows:

Approved to as form:

**CONSULTANT**

By: \_\_\_\_\_  
Attorney for Consultant

By: \_\_\_\_\_  
**Name, Title**

Approved as to form:

**CITY OF ELK GROVE**

By: \_\_\_\_\_  
Jonathan P. Hobbs, City Attorney

By: \_\_\_\_\_  
Jason Behrmann, City Manager

Attest to:

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

Jason Lindgren, City Clerk

Dated: \_\_\_\_\_

**EXHIBIT A**

**Scope of Work**

**EXHIBIT B**

**Schedule of Performance**

## **EXHIBIT C**

### **Compensation and Method of Payment**

Under no circumstances shall the aggregate amount paid under this Contract exceed the amount specified in Section 4A above and if the Contract is approved by the City Manager, all compensation paid to Consultant each year shall meet the cost limitation set forth in City of Elk Grove Municipal Code Chapter 3.42.

## EXHIBIT D

### Insurance Requirements

Prior to commencement of any work under this Contract, Consultant shall provide to the City proof of, and maintain in full force and effect at all times during the term of the Contract, at its sole cost and expense, policies of insurance as set forth herein. Consultant shall comply with all reporting and other provisions of the policies of insurance as set forth herein including, but not limited to, timely reporting of claims and suits. Further, should Consultant maintain any programs of self-insurance, Consultant shall comply with the applicable fulfillment of any self-insured retentions.

1. General Liability:

- a. Comprehensive general liability insurance including, but not limited to, protection for claims of bodily injury, property damage, and personal and advertising injury liability.
- b. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage form CG 0001 (occurrence).
- c. Claims-made coverage is not acceptable.
- d. The limits of liability shall not be less than:

Each occurrence:	One Million Dollars (\$1,000,000)
Personal and Advertising Injury:	One Million Dollars (\$1,000,000)
Aggregate:	One Million Dollars (\$1,000,000)
- e. The City, its officials, employees, agents and authorized volunteers shall be covered and specifically named as additional insured as respects liability arising out of activities performed by or on behalf of Consultant, products and completed operations of Consultant, premises owned, occupied, or used by Consultant, or automobiles leased, hired, or borrowed by Consultant on a separate endorsement acceptable to the City.
- f. The insurer shall agree to waive all rights of subrogation against the City, its officials, employees, agents, and authorized volunteers for losses arising from work performed by Consultant.
- g. The policy shall contain no special limitations on the scope of coverage afforded to the City, its officials, employees, agents, or authorized volunteers.
- h. Provision or endorsement stating that for any claims related to this contract, Consultant's insurance coverage shall be primary insurance as respects the City, its officials, employees, agents, and authorized volunteers to the extent the City is an additional insured. Any insurance or self-insurance maintained by the City, its officials, employees, agents, or authorized volunteers shall be in excess of Consultant's insurance and shall not contribute with it, to the payment or satisfaction of any defense expenses, loss or judgment.

2. Automobile Liability:

- a. Automobile liability insurance providing protection against claims of bodily injury and property damage arising out of ownership, operation, maintenance, or use of automobiles.
  - b. Non-commercial policies are acceptable.
3. Worker's Compensation:
- a. Worker's Compensation Insurance, with coverage as required by the State of California (unless Consultant is a qualified self-insurer with the State of California or is not required by California law to carry workers' compensation coverage), and Employers Liability coverage. Consultant shall execute a certificate in compliance with Labor Code Section 1861, on the form provided in Exhibit E.
  - b. Employer's Liability Coverage shall not be less than the statutory requirements.
  - c. If an injury occurs to any employee of Consultant for which the employee or his dependents, in the event of his death, may be entitled to compensation from the City under the provisions of the Acts, for which compensation is claimed from the City, there will be retained out of the sums due Consultant under this Contract, an amount sufficient to cover such compensation as fixed by the Acts, until such compensation is paid or it is determined that no compensation is due. If the City is required to pay such compensation, the amount so paid will be deducted and retained from such sums due, or to become due to Consultant.
  - d. The insurer shall agree to waive all rights of subrogation against the City, its officials, employees, agents, and authorized volunteers for losses arising from work performed by Consultant.
4. Errors and Omissions; Malpractice; Professional Liability:
- a. Errors and omissions, malpractice, or professional liability insurance sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this Contract.
  - b. The limits of liability shall not be less than:

Each occurrence or claim:	One Million Dollars (\$1,000,000)
Aggregate:	One Million Dollars (\$1,000,000)
  - c. Both occurrence and claims-made policies are acceptable. Upon termination of this Contract the same insurance requirements in this section will apply for a one (1) year period following such termination. A "tail" policy may be purchased as an alternative to satisfy this requirement.
5. Acceptability of Insurers: Insurance is to be placed with insurers with a **Bests' rating of no less than A:VII**.
6. Any deductibles, aggregate limits, pending claims or lawsuits that may diminish the aggregate limits, or self-insured retention(s), must be declared to, and approved by, the City.



7. Consultant shall furnish the City with certificates of insurance and original endorsements or insurance binders, signed by a person authorized by the insurer to bind coverage on its behalf, evidencing the coverage required by this Contract. At the written request of the City, Consultant agrees to furnish a duplicate original or certified copy of each required policy including the declaration pages, conditions, provisions, endorsements, and exclusions.
8. The City, due to unforeseen risk or exhaustion, failure, or dilution of Consultant's insurance coverage, at its discretion, may increase the amounts and types of insurance coverage required hereunder at any time during the term of the contract by giving 30 days written notice.
9. Consultant shall serve the City notice, in writing by certified mail, within 2 days of any notices received from any insurance carriers providing insurance coverage under this Agreement that concern the suspension, voidance, cancellation, termination, reduction in coverage or limits, non-renewal, or material changes of coverage proposed or otherwise.
10. If Consultant fails to procure or maintain insurance as required by this section, and any Supplementary Conditions, or fails to furnish the City with proof of such insurance, the City, at its discretion, may procure any or all such insurance. Premiums for such insurance procured by the City shall be deducted and retained from any sums due Consultant under the contract.
11. Failure of the City to obtain such insurance shall in no way relieve Consultant from any of its responsibilities under the contract.
12. The making of progress payments to Consultant shall not be construed as relieving Consultant or its Sub-Consultants or agents of responsibility for loss or direct physical loss, damage, or destruction occurring prior to final acceptance by the City.
13. The failure of the City to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at any time during the term of the contract.
14. The requirement as to types, limits, and the City's approval of insurance coverage to be maintained by Consultant are not intended to, and shall not in any manner, limit or qualify the liabilities and obligations assumed by Consultant under the Contract.

**EXHIBIT E**

**Certificate of Compliance With Labor Code § 3700, Release and Indemnification**

The undersigned, on behalf of and as the duly certified representative of Consultant, certifies as follows:

1. Consultant is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and Consultant has complied or will comply with such provisions before commencing the performance of the work of this contract. (Cal. Labor Code §§1860, 1861.)
2. Should Consultant fail to secure Workers' Compensation coverage as required by the State of California, Consultant shall release, hold harmless, defend and indemnify City of Elk Grove from and against any damage, liability, claim, cause of action and any other loss, including without limitation, court costs, reasonable attorney's fees and costs resulting from any failure to take and/or maintain Workers' Compensation insurance as required by law. The provisions of this Exhibit shall survive termination, suspension and/or completion of this Contract. It is further understood and agreed that this release and assumption of risk is to be binding on Consultant's successors, heirs and assigns.

CONSULTANT

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

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_