

CITY OF THORNTON

REQUEST FOR PROPOSALS

FOR

ON-CALL ENVIRONMENTAL SERVICES

PROJECT NO. 416-23

OCTOBER 2023

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II. INDEX OF CONTENTS

- I. TITLE PAGE
- II. INDEX OF CONTENTS
- III. NOTICE REQUEST FOR PROPOSALS
- IV. PROPOSAL INSTRUCTIONS AND INFORMATION
- V. PROPOSAL PREPARATION
- VI. ATTACHMENT 1 - ACCEPTANCE OF CONDITIONS STATEMENT
- VII. ATTACHMENT 2 - AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
 - EXHIBIT A SERVICE PROVIDER'S GENERAL SCOPE OF WORK AND SPECIFICATIONS
 - EXHIBIT B SERVICE PROVIDER'S KEY PERSONNEL AND SUBCONTRACTORS LISTING
 - EXHIBIT C SCHEDULE OF CHARGES
- VIII. ATTACHMENT 3 - REFERENCE AUTHORIZATION AND RELEASE FORM

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III. NOTICE REQUEST FOR PROPOSALS

The City of Thornton, Colorado, (“Thornton”) respectfully requests separate sealed Proposals for **On-Call Environmental Services, Project No. 416-23** (hereinafter referred to as “Project”). Proposals will be received until **3:00 p.m.**, local time, **November 3, 2023** Contract Administration Office, 9500 Civic Center Drive, 2nd Floor City Hall, Thornton, CO 80229-4326.

Approved Methods for Submission of Proposals:

Electronic proposals shall be submitted/uploaded to BidNetDirect.com website in response to this solicitation.

Or Physical proposals may be submitted by mail or courier service;

Late Proposals will not be accepted under any circumstances.

Project Description: Thornton is seeking Proposals from Service Providers to provide Environmental Consulting Services on an on-call, as-needed basis under an open-ended General Service Agreement. Thornton reserves the right to award to multiple Service Providers. Nothing herein guarantees any minimum amount of Services to any Service Provider. Thornton requires one or more firms to perform a variety of disciplines including, but not limited to, general environmental compliance consulting, industrial hygiene, natural resources, cultural resources, materials abatement, contaminant remediation, and pre-construction/development Services, and to provide remediation, abatement, and or demolition Services, either through use of in-house forces or engagement of subcontractors. These Services may be required for routine scheduled projects or on an expedited or emergency basis. These Services may be required by Thornton’s Infrastructure, Parks and Open Space, Building Maintenance, or other Departments. Services under this Agreement will be issued and performed under Task Assignments. The Agreement shall terminate on December 31, 2028, unless sooner terminated by Thornton’s issuance of a Termination Notice. Rate adjustments may be re-negotiated on an annual basis upon request. Rate adjustments are limited to no greater than the increase in the Denver-Boulder-Greeley Consumer Price Index as published by the Bureau of Labor Statistics.

To be minimally qualified for consideration for award, proposing firms must have:

1. Have demonstrated experience and expertise in the Colorado front range corridor on other projects that have a similar degree of complexity when compared to Thornton’s anticipated Service needs; and
2. Have a minimum of one (1) staff member with the required education, professional designation, and professional licenses required for the consulting Services to be performed that will be assigned under the Project.

COOPERATIVE PURCHASING:

Thornton encourages the proper use of cooperative purchasing and reserves the right to make results of this solicitation available to other governmental agencies seeking like equipment, goods, or services. Other agencies using this solicitation, in agreement with the Service Provider, must do so according to regulations established by their individual organizations and accept sole responsibility for its use. The terms and conditions of any resulting transaction shall be exclusively between the Service Provider and the other agencies. Service Provider and the other agencies using this solicitation in a cooperative or “piggy-back” fashion, agree to defend and hold harmless Thornton from any dispute or action arising from its use.

Thornton utilizes the BidNet Direct System at www.BidNetDirect.com to distribute official copies of the Request for Proposals (“RFP”) for use in preparing Proposals. Proposing firms will be required to register with the website to download the RFP documents and addenda. There is no charge by BidNet Direct for this service. If you experience problems with the BidNet Direct website, please call 1-800-835-4603 for assistance. Proposing firms are required to acknowledge all addenda with their Proposal and are encouraged to either register with the website or to request to view the addenda posted on the Contract Administration bulletin board prior to submission of a Proposal. Proposing firms that do not acknowledge all addenda may be considered non-responsive. Upon request, the RFP documents, including addenda, are also available for viewing on the City of Thornton Website, <https://solicitations.thorntonco.gov/solicitations> or at the Contract Administration office located on the 2nd floor of City Hall at 9500 Civic Center Drive, Thornton, CO. Proposing firms that do not have download and/or printing capability in-house may contact a commercial reprographics company for assistance with downloading and printing the RFP.

Late Proposals will not be accepted under any circumstances. Any Proposal(s) received after the scheduled time for closing will be returned to the proposing firm unopened. Sole responsibility rests with the proposing firm to see that their Proposal is received on time.

Thornton reserves the right to reject any and all Proposals, in part or in whole, and to award the Project to the most responsive and responsible firm as deemed in the best interest of Thornton; further, the right is reserved to waive any formalities or informalities contained in said Proposal(s).

An optional Pre-Bid Conference to discuss the Project will be conducted via web broadcast with Zoom video at **1:00, October 18, 2023**. All prospective Bidders are encouraged to attend. Prospective Bidders wishing to take part in the Pre-Proposal Conference should e-mail Keith Griess at Keith.griess@ThorntonCo.gov to receive a url link to access the Zoom Video Pre-Proposal Conference. If possible, please hold all questions concerning the RFP until that time.

Physical proposals shall be submitted in a sealed envelope plainly marked on the outside with proposing firm’s name and address and **“Request for Proposals, On-Call Environmental Services, Project No. 416-23”**. Proposals delivered by mail or courier service shall be in a sealed envelope inserted into a separate mailing envelope. On the outside of the mailing envelope note **“Proposal Enclosed, On-Call Environmental Services, Project No. 416-23”**.

Proposals submitted electronically shall be uploaded to the Vendor's portal through the BidNetDirect.com website and shall follow the process/guidelines identified on the website and this solicitation.

Any questions concerning this Project shall be directed in writing to Keith Griess, Senior Contract Administrator, Fax No. 303-538-7556, E-mail – Keith.griess@ThorntonCO.gov, 8:00 a.m. to 5:00 p.m., local time, Monday through Friday, excluding holidays. The deadline for submission of questions is ten (10) Calendar Days prior to the date set for submission of Proposals.

Date First Published: October 11, 2023

Published at: BidNet Direct, COT Website & the Contracts & Purchasing Bulletin Board.

DocuSigned by:
Dennis Laurita
A469F4EFA8C24E5...
Signed: _____
Dennis Laurita
Contracts Supervisor

Date: 10/9/2023

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IV. PROPOSAL INSTRUCTIONS AND INFORMATION

Thornton is soliciting written Proposals from qualified firms for **On-Call Environmental Services, Project No. 416-23**. To be eligible for consideration, the proposing firm must be capable of supplying the Services as noted herein and must also meet all other criteria outlined in this RFP.

A. INQUIRIES AND CORRECTIONS

All inquiries relating to this request shall be addressed in writing to:

City of Thornton
Attention: Keith Griess, Senior Contract Administrator
9500 Civic Center Drive
Thornton, CO 80229-4326
Fax: 303-538-7556
Email: keith.griess@ThorntonCO.gov

If a proposing firm, subsequent to the Pre-Proposal Conference, finds discrepancies in or omissions from the RFP, or should require additional clarification of any part thereof, a written request for interpretation shall be submitted to the Contract Administrator. Any interpretation of or change made to the RFP will be made by written addendum to each proposing firm, and will become part of the RFP and of any Contract awarded. Thornton will not be responsible for the accuracy of any ORAL EXPLANATIONS, INTERPRETATIONS, OR REPRESENTATIONS. All inquiries shall be made in writing and all responses will be provided in writing, with responses being made available to all proposing firms. To be given consideration, inquiries must be received at least ten (10) Calendar Days prior to the date established for the submission of the Proposal. It shall be the responsibility of each proposing firm to verify that every addendum has been received prior to submitting Proposals.

B. SUBMITTAL DATE AND LOCATION

All Proposals must be received at Thornton City Hall, City of Thornton, 9500 Civic Center Drive, 2nd Floor City Hall, Thornton, Colorado 80229-4326 or submitted via the BidNetDirect.com vendor portal **prior to 3:00 p.m. local time on November 3, 2023**. Physical proposals must be submitted in a sealed envelope plainly marked "**Request for Proposals, On-Call Environmental Services, Project No. 416-23**", and addressed to the Contracts Manager. Proposing firm's name and address shall also appear on the outside of the sealed envelope containing the Proposal. If the Proposal is sent by U.S. mail or courier service, the Proposal shall be contained in a sealed inner envelope or box, which is then inserted into the mailing envelope or box. Indicate "**Proposal Enclosed, On-Call Environmental Services, Project No. 416-23**," on the outside of the mailing envelope or box.

C. LATE AND ELECTRONIC PROPOSALS

Late Proposals will not be accepted under any circumstance, and any Proposal so received shall be returned to the proposing firm unopened. In addition, proposals

received via electronic devices other than the BidnetDirect.com website (i.e. e-mail) are not acceptable and will be rejected upon receipt. Proposing firms will be expected to allow adequate time for delivery of their Proposals either by airfreight, postal service, or other means.

D. CONFIDENTIAL AND PROPRIETARY INFORMATION

Prior to Award, any information contained within the Proposal may be held confidential and proprietary by Thornton as solely determined by Thornton. After Award, the information within the Proposal becomes public information with the exception of information that has been clearly marked as confidential and proprietary by the proposing firm. Any information marked confidential shall comply with Colorado's Open Records Act and other applicable statutes. Thornton shall be held harmless from any claims arising from the release of confidential and proprietary information not clearly designated as such by the proposing firm. In general, it is not acceptable to Thornton to mark information other than financial statements, project financing data, litigation history, tax audit history, or client lists as confidential and proprietary. Further, it is not acceptable to mark price proposal information as confidential and proprietary. Failure to adhere to these restrictions may result in the Proposal being deemed non-responsive.

E. DEFINITION, CONTEXT, AND GENDER

Unless otherwise specified in this document, all words shall have a common meaning unless the context in which they are used clearly requires a different meaning. Words in the singular number include the plural, and in the plural include the singular. Additionally, words of the masculine gender include the feminine and the neuter, and when the sense so indicates, words of the neuter gender may refer to any gender.

F. CONDITIONS OF PROPOSAL SUBMITTAL

1. All proposing firms shall comply with all conditions, requirements, and specifications contained herein, with any departure constituting sufficient cause for rejection of the Proposal.
2. The Proposal must be signed by a duly authorized official of the proposing firm submitting the Proposal.
3. No Proposal will be accepted from any person, firm, or corporation that is in arrears for any obligation to Thornton, or that otherwise may be deemed irresponsible or unresponsive by Thornton staff or Thornton City Council.
4. Only one (1) Proposal will be accepted from any person, firm, or corporation. If multiple options are requested or offered, each option must be submitted under a single Proposal and in a single envelope or box.
5. All terms and prices quoted must be firm for a period of sixty (60) Calendar Days from the Proposal submittal date or until Award, whichever is sooner.

6. Thornton reserves the right to reject any and all Proposals, or any part thereof. The right is reserved to waive any formalities, or informalities contained in any Proposal, and to award the Project to the most responsive and responsible proposing firm as deemed in the best interest of Thornton.
7. All Proposals shall be prepared in a comprehensive manner as to content, but no necessity exists for expensive binders or promotional material.
8. All costs, including travel and expenses incurred in the preparation of this Proposal, shall be borne solely by the proposing firm.
9. Section 7.4 of the Thornton City Charter prohibits Thornton from entering into any Contracts involving an amount in excess of one hundred dollars (\$100) in which an elective or appointive officer or any member of the officer's family has any pecuniary interest, direct or indirect. Certain other restrictions may also apply to Contracts in which an employee, member of a board or commission, City Council Member or member of same's family has an existing or pending financial or personal interest. For the purposes of this Charter Section, a domestic partner shall be considered a family member. Therefore, the proposing firm shall submit the following declaration contained in Attachment "1", Acceptance of Conditions Statement, with the Proposal:

No City Council Member, member of a board or commission, Municipal Judge, City Manager, City Attorney, or employee of the City of Thornton, or any such person's family member, domestic partner, or person assuming a relationship being the substantial equivalent of the above, has an existing or pending direct or indirect financial, pecuniary, or personal interest in the proposing firm or this RFP, except as follows: _____

10. Thornton reserves the right to negotiate final terms with the selected proposing firm that may vary from those contained in this document.
11. Thornton reserves the right to request a client list from the proposing firm, for the purpose of determining potential conflicts of interest. Said list shall be considered proprietary.
12. Thornton will not return Proposals, or other information supplied to Thornton, to the proposing firms.

G. EVALUATION OF PROPOSALS

All Proposals will be evaluated by a Project Committee assigned by the City Manager, or his designee. Proposals shall be evaluated on the basis of the Evaluation Criteria noted here-in. Qualifications, experience, and the applicability of solutions offered to meet Thornton's needs will be the major factors determining the selection, with pricing being secondary. In addition, other pertinent information which becomes available

during the evaluation, interview, or negotiations may be considered in the evaluation. The committee may make a selection on the basis of the Proposals received, or may choose to "short list" prospective firms for further consideration, which may include interviews and or negotiations. The firm selected for the Award will be chosen on the basis of the apparent greatest benefit to Thornton, and not necessarily on the basis of lowest price. The City Manager or his designee, shall make the final determination of the firm selected.

H. EVALUATION CRITERIA

To be minimally qualified for consideration for award, proposing firms must:

1. Have demonstrated experience and expertise in the Colorado front range corridor on other projects that have a similar degree of complexity when compared to Thornton's anticipated Service needs; and
2. Have a minimum of one (1) proven key staff member for Remediation, natural resources, archeology, IH, etc., for each specialty area being proposed on with the required education, professional designation, and professional licenses required for the consulting Services to be performed that will be assigned under the Project.

Proposals from firms meeting the minimum qualifications shall be evaluated on the basis of the following criteria:

1. Responsiveness to the needs of Thornton and the degree to which the Proposal meets or exceeds the requirements of the RFP and the Scope of Services offered.
2. Responsibility and trustworthiness of the proposing firm, and claims and litigation history.
3. Past performance of the proposing firm for Thornton and other owners, and results of reference checks.
4. Experience of the proposing firm in dealing with municipal or other governmental agencies in projects of similar size, scope, and nature.
5. The proposing firm's engagement team, including the experience and resumes of key personnel assigned to the Project.
6. The proposing firm's billable rate structure based on the Services to be provided.

I. GENERAL REQUIREMENTS OF THE SUCCESSFUL PROPOSING FIRM

1. The successful proposing firm shall enter into an Agreement with Thornton in the form attached hereto as Exhibit 2 and incorporated by reference herein.

2. The successful proposing firm will be required to maintain insurance coverages for the duration of the Agreement period as outlined in Attachment 2.
3. The successful proposing firm shall be prohibited from assigning or subcontracting the whole, or any part of the Agreement, without the prior written consent of Thornton.
4. The successful proposing firm shall not hire, discharge, promote, demote, or otherwise discriminate in matters of compensation, terms, conditions, or privileges of employment against any person otherwise qualified solely because of race, color, creed, religion, national origin, ancestry, gender, physical or mental disability, or age.
5. The successful proposing firm and its employees will operate as an independent contractor and will not be considered employees of Thornton.

J. GENERAL BACKGROUND INFORMATION

Previous Service Agreements:

1. Thornton currently has agreements with four (4) environmental consulting firms to provide on-call environmental consulting, monitoring, remediation, abatement, and or demolition services. These agreements terminate on December 31, 2023.

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V. PROPOSAL PREPARATION

- A. Proposals submitted shall contain all information as requested herein, and any additional information necessary to evaluate the overall benefit of the Proposal to Thornton.
1. If your firm is submitting a physical proposal submission and **not** through the Vendor portal of BidNet, then the following items shall also be included:
 - a. One (1) original paper copy of the proposal submission with the proposal stamped as "Original".
 - b. One (1) electronic copy on a flash drive of the proposal submission.

Note: Vendors submitting confidential information shall only submit one copy of such information. If allowed, when submitting electronically through the BidNetDirect.com vendor portal, confidential information shall be submitted in a separate PDF format file and marked confidential in both the file name and on the individual pages. When submitting a physical proposal, confidential information shall be placed in a separate sealed envelope and inserted into the main proposal submittal envelope or box. Any information not marked as confidential will be considered public record.

- B. Proposals shall include the following:
1. A cover letter stating the name, address, and telephone number of the proposing firm, and bearing the signature of the person having the authority to make the Proposal for the firm and bind the firm in a formal Agreement with Thornton. The cover letter should generally describe the range of services the firm can offer.
 2. An executed Attachment 1, Acceptance of Conditions Statement, which:
 - a. Affirms the acceptance of all conditions or requirements contained in the RFP;
 - b. Contains acknowledgement of all addenda issued; and
 - c. Lists the names of any of the proposing firms' employees who are family members of Thornton employees, officers, board, or Council Members.
 3. The proposed Exhibit B, Service Provider's Key Personnel and Subcontractors Listing, which is in Attachment 2, Agreement, showing all key personnel and subcontractors that are likely to be assigned to perform Services under the Agreement. Also submit complete resumes with education, professional licenses, and work experience for key personnel.
 4. The proposed Exhibit C, Schedule of Charges, which is in Attachment 2, Agreement, containing the billable hourly rates for all personnel proposed for assignment to the Project team, hourly rates for owned equipment proposed for use on the Project, and percent markups to cover insurance, bonds if required, and fee to recover overhead and profit. Note that expense categories **not** identified in the Schedule of Charges will **not** be reimbursed separately, but are assumed to be included in the billable hourly rates or the percent markup,

whichever is applicable. Reimbursable expenses are reimbursed at cost. The proposed Schedule of Charges will be the sole basis of payment for the successful firm.

5. A list of what subtrades, if any, may be subcontracted based on the range of services offered.
 6. A list of at least five (5) references for which similar services have been provided. Include current contact names, addresses, and telephone numbers.
 7. A list of all governmental agencies in Colorado for which similar services have been provided within the last five (5) years.
 8. An executed Attachment 3, Reference Authorization and Release Form.
 9. Submit in a separate sealed envelope marked "CONFIDENTIAL FINANCIAL DOCUMENTATION" a letter of reference from the proposing firm's primary bank or financial institution indicating how long the proposing firm has maintained an account in good standing and the financing firm's opinion as to the financial capacity of the proposing firm to undertake and complete the Services contemplated by this RFP. Enclose the sealed confidential envelope inside the envelope or box containing the firm's Proposal.
 10. Submit in a separate sealed envelope marked "CONFIDENTIAL CLAIM AND LITIGATION DOCUMENTATION" a list of all claims, mediations, arbitrations, litigation, and judgments related to the provision of environmental consulting services to which the proposing firm was a party within Colorado during the past five (5) years. If there are none, so state and place the information in the confidential envelope. If the information is in the public record, list the name of the other party(ies). If the information is not in the public record, do not list the other party(ies) names. Indicate the nature of each dispute and the general outcome of each item, such as settled out of court, arbitrated settlement, prevailed in litigation, judgment entered, case ongoing, etc. Enclose the sealed confidential envelope inside the envelope or box containing the firm's Proposal.
 11. Any other information deemed necessary by the proposing firm.
- C. Submittal of a Proposal shall be taken as prima facie evidence that the Proposer has full knowledge of the scope, nature, quality, and quantity of the Services to be performed, and the detailed requirements and conditions under which the Services are to be performed.

VI. ATTACHMENT 1

ACCEPTANCE OF CONDITIONS STATEMENT

A. Proposing firm indicates acceptance of the following conditions:

1. City of Thornton Charter Section 7.4 prohibits Thornton from making Contracts with firms which employ certain relatives of Thornton employees unless the City Council determines that the making of such a Contract is in Thornton's best interest.

No City Council Member, member of a board or commission, Municipal Judge, City Manager, City Attorney, or employee of the City of Thornton, or any such person's family member, domestic partner, or person assuming a relationship being the substantial equivalent of the above, has an existing or pending, direct or indirect, financial, pecuniary or personal interest in the proposing firm or this Request for Proposal, except as follows (list, if any, or if none so state): _____

2. I/we hereby agree to all instructions, terms and conditions, and specifications contained herein.

B. I/we acknowledge the following addenda (list, if any, or if none so state): _____

Proposing Firm Name: _____

Address: _____

Telephone Number: _____

Submitted By: _____

(Signature)

Title: _____

Date: _____

Attest (by officer if corporation) or Notary (if individual): _____

My Commission Expires (if notarized): _____

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VII. ATTACHMENT 2 AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES ON-CALL ENVIRONMENTAL SERVICES

This Professional Consulting Services Agreement for Environmental Consulting Services (“Agreement”) is made and entered into on this ____ day of _____, 20__, (“Effective Date”), between the **City of Thornton**, a Colorado home rule municipality, in the state of Colorado, (“Thornton”), and _____ located at _____ (“Consultant”). Hereafter, Thornton and Consultant collectively may be referred to as the “Parties” or individually as the “Party.”

I. RECITALS

- A. Thornton sought out Professional Consulting Services for Environmental Consulting Services for an on-call, as-needed basis in connection with Project No. 416-23 (the “Project”);
- B. Consultant submitted an offer and Thornton selected Consultant to work on this Project after Thornton determined Consultant has the requisite expertise and professional experience to perform the Services this Project requires;
- C. Consultant further represents it has the requisite skills, knowledge, expertise and experience to perform the Services Thornton needs and requires during the term of this Agreement;
- D. Consultant agrees to faithfully perform the Services required under this Agreement in accordance with standards of care, skill, training, diligence, and judgment provided by competent professionals who perform services of a similar nature as described in this Agreement.

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

II. TERMS & CONDITIONS

- A. **Project Description.** Thornton requires Consultant to provide on an on-call, as-needed basis comprehensive environmental consulting Services across a variety of disciplines including, but not limited to, general environmental compliance consulting, industrial hygiene, natural resources, cultural resources, materials abatement, contaminant remediation, and pre-construction/development Services, and to provide remediation, abatement, and or demolition Services, either through use of in-house forces or engagement of subcontractors. These Services may be required for routine scheduled projects or on an expedited or emergency basis.
- B. **Consultant's Scope of Services, Commencement.** Upon receipt of a written Notice to Proceed from Thornton, Consultant agrees that it will furnish all of the

technical, administrative, professional, and other labor; all supplies and materials, equipment, printing, vehicles, local travel, office space and facilities, testing and analyses, calculations, and any other facilities or resources required to perform and complete the Services described in the attached **Exhibit A**, (“Consultant’s General Scope of Services” or “Services”).

C. Term; Commencement and Termination Date.

1. This Agreement shall commence on the Effective Date above and shall terminate on December 31, 2028, unless terminated earlier by Thornton pursuant to the terms of this Agreement.
2. If a Purchase Order for the Services\Work has been issued by Thornton to Consultant, and the Services\Work will not be completed before the Agreement’s termination date, Thornton, at its reasonable discretion, may direct Consultant to complete the Work, and the terms and conditions of this Agreement shall survive until the Work is complete to Thornton’s satisfaction.
3. Notwithstanding the termination date of this Agreement as described above in Sec. C.1, Thornton in its sole discretion, may extend this Agreement by a written Amendment executed by Thornton’s City Manager (“Manager”) or Manager’s designee(s) for an additional six (6) months to ensure the continuation of all Services\Work while Thornton seeks to solicit other vendor(s) for the same or similar Services\Work. Any such Amendment shall be subject to, and subordinate to the terms of this Agreement, except as otherwise agreed to in writing and signed by the Parties.

D. Task Assignment.

1. This Agreement provides the master terms that apply to all Services for which Thornton engages Consultant to perform on or after the date of this Agreement.
2. Thornton shall give a written assignment to the Consultant to perform the specified Scope of Services (“SOS”) as authorized by each Task Assignment issued in accordance with this Agreement. Task Assignments shall be established through a Purchase Order or written Amendment.
3. Except for the limitations set forth in this Agreement, Consultant understands there is no limit on the number of Task Assignments that may be issued by Thornton.
4. Any Task Assignment issued during the term of this Agreement and not completed before the term expires or terminates, shall be completed within the time specified in the Task Assignment.

5. The total compensation for any Task Assignment may be subject to a not-to-exceed (“NTE”) amount as provided for in **Exhibit C**.
6. This Agreement does not guarantee any work to the Consultant and Thornton has no obligation to issue a Task Assignment to Consultant for any Services nor does this Agreement create any exclusive right to perform any Service and Thornton may hire others to perform the kinds of Services that Consultant performs.

E. Contract Documents.

1. The following documents, including all exhibits and attachments listed, contained or referenced herein, by this reference are incorporated, *verbatim*, and will hereafter be the Agreement:
 - a. Purchase Orders (includes Task Assignment SOS);
 - b. Approved Amendments to this Agreement;
 - c. This Agreement for Professional Consulting Services (together with Exhibits); and
 - d. The Request for Proposals, including all Addenda, if any.
2. In the event there is a conflict between any of the above-listed documents, the provisions of the document listed first in order shall govern over those documents listed in descending order in subparagraph E.1 above after the first listed document.

F. Compensation.

1. Remuneration. In consideration for the completion of the Services by Consultant, Thornton will pay Consultant the billable hourly rates, and approved reimbursable expenses, in accordance with the attached **Exhibit C, Schedule of Charges**. The total compensation for a given Task Assignment may be subject to a NTE amount as provided for in **Exhibit C**. Upon mutual agreement, a NTE amount may be converted to a lump sum fee.
2. Invoicing.
 - a. Consultant shall prepare and send by electronic format a detailed monthly invoice to ap.invoices@ThorntonCo.gov.
 - b. Invoices become due and payable thirty (30) Calendar Days after date of receipt by Thornton of a complete and correct invoice.

- c. Invoices shall reference the Purchase Order Number assigned by Thornton, and be itemized showing hourly breakdowns for personnel, and other charges.
 - d. Each invoice will show the total amount from the date of the original Agreement, and any subsequently issued Purchase Orders and amendments that change the amount of the Agreement. In addition, invoices must include billing and payment summaries up to the date of the submitted invoice. Thornton reserves the right to withhold final payment until the Services are complete. Consultant shall not perform any Services without receiving a Purchase Order issued by Thornton.
 - e. Consultant shall break down invoices by the phases specified in the Scope of Work. Each phase shall be further itemized by cost for each completed task performed for that phase. Consultants will only invoice Thornton for work that is performed to Thornton's satisfaction, or the percentage of work satisfactorily performed for that phase, unless Consultant has Thornton's written approval in advance. Under no circumstances will Consultant submit an invoice for work for more than the total amount specified for any given phase. Furthermore, under no circumstances may Consultant bill or otherwise invoice for work not specifically authorized.
3. Billable Rates. The billable rates in **Exhibit C** shall remain fixed for the initial twelve (12) month period after the Effective Date. However, Consultant may request an increase to the Billable Rates every twelve (12) month period, thereafter, provided Consultant's request is in writing and given to Thornton a minimum of sixty (60) Calendar Days before the next 12-month period begins. Under no circumstances will any Billable Rate increase exceed the inflation rate as defined by the current Denver Aurora-Lakewood CPI and published by the Bureau of Labor Statistics or as agreed to in writing by Thornton. Any adjustment to Billable Rates shall be effective after the written Amendment has been executed by Thornton and Consultant.

G. Changes to Consultant's Scope of Work, Terms or Conditions.

1. A change in Consultant's Scope of Services is any change or amendment of Services that is different from, or in addition to either Consultant's General Scope of Services as defined in **Exhibit A** of this Agreement or the specific Task Assignment.
2. No change to the General Scope of Services, including any requested additional compensation, shall be effective or paid unless authorized by a written amendment executed by Thornton's City Manager (Manager) or Manager's designee(s).

3. All changes made to any Task Assignment shall be done by an authorized Purchase Order or a written amendment. If Consultant proceeds without written authorization, Consultant shall be deemed to have waived any claim for additional compensation, including a claim based on a theory of promissory estoppel, unjust enrichment, quantum meruit, or implied contract.
4. Except as expressly provided herein, no agent, employee, or representative of Thornton has the authority to change or modify - directly or by an implied course of action, the General Scope of Services or the terms of this Agreement.

H. **Personnel Assignments, Subcontracting.**

1. Consultant shall perform the Services with the personnel identified in the attached **Exhibit B**, unless otherwise authorized in writing by Thornton. All of Consultant's key professional personnel identified in **Exhibit B** will be assigned by Consultant or subconsultant (includes any subcontractors) to perform Services under this Agreement. Consultant shall submit to Thornton a list of any additional key professional personnel who will perform Services under this Agreement within thirty (30) Calendar Days after this Agreement has been executed, together with complete resumes and other information describing their ability to perform the tasks assigned. Thornton may, in its reasonable discretion, approve or reject any person or persons at any time working for Consultant. It is the intent of the Parties that all key professional personnel be engaged to perform their specialty for all such Services required by this Agreement and that Consultant's and the subconsultant's key professional personnel be retained for the term of this Agreement to the extent practicable and to the extent that such Services maximize the quality of Services performed hereunder.
2. If Consultant decides to replace any of its key professional personnel, it shall notify Thornton in writing of the changes it desires to make. No such replacement shall be made until the replacement is approved in writing by Thornton, which approval will not be unreasonably withheld. Thornton will respond to Consultant's written notice regarding replacement of key professional personnel within fifteen (15) Calendar Days after Thornton receives the list of key professional personnel, which Consultant desires to replace. If Thornton does not respond within that time, the listed personnel will be deemed to be approved by Thornton.
3. If, during the term of this Agreement, the Manager or Manager's designee(s) determines that the performance of approved key professional personnel is not acceptable, they will notify Consultant and give Consultant the time that the Manager or Manager's designee considers reasonable to correct such performance. Thereafter, the Manager or Manager's designee may require Consultant to reassign such key professional personnel. If the Manager or Manager's designee notifies Consultant that certain key professional

personnel must be reassigned, Consultant shall use its best efforts to obtain adequate substitute personnel within ten (10) Calendar Days from the date of the notice.

4. While Consultant may retain and subcontract with subconsultants, no final agreement with any such subconsultants shall be entered into without the prior written consent of the Manager or Manager's designee. Requests for such approval must be made in writing and include a description of the nature and extent of the Services to be provided by the subconsultant, the name, address, the professional experience and qualifications of the subconsultant and any other information. Approval of the subconsultant shall not relieve Consultant of any obligations under this Agreement. Any final agreement with the approved subconsultant must contain a valid and binding provision whereby the subconsultant waives any and all rights to make a claim of payment against Thornton arising out of the performance of the Services under this Agreement. Subconsultants listed in Consultant's Proposal will be deemed acceptable unless Thornton notifies otherwise.
5. Since Consultant's represented professional qualifications are a consideration to Thornton in entering into this Agreement, the Manager or Manager's designee will have the right to reject any proposed subconsultant deemed unqualified or unsuitable for any reason to perform the proposed Services, and the Manager or Manager's designee(s) will have the right to limit the number of subconsultants.
6. Consultant shall not retain any subconsultant to perform Services under this Agreement if Consultant is aware, after a reasonable inquiry has been made, that it is connected with the sale or promotion of equipment or material which is or may be used on the Services, or any other conflict of interest exists; but in unusual circumstances, Thornton may permit a waiver in writing provided that Consultant has fully disclosed any conflict of interest of its subconsultant.

I. **Compliance with All Laws and Regulations.**

1. All of the Services performed under this Agreement by Consultant shall comply with all applicable laws, rules, regulations, and codes of the United States and the State of Colorado and with the charter, ordinances, and rules and regulations of Thornton.
2. Consultant's attention is directed to the fact that all applicable state and federal laws, county and city ordinances, licenses and regulations of all authorities having jurisdiction over this Agreement and the Services shall apply to this Agreement throughout and they will be deemed to be included in this Agreement the same as though written out in full.

J. Confidentiality of Thornton's Information.

1. Thornton will provide Consultant with reports and such other data as may be available to Thornton ("Project Information") and reasonably required by Consultant to perform the Services.
2. No Project Information shall be disclosed by Consultant to third parties without prior written consent of Thornton or pursuant to a lawful Court Order directing such disclosure.
3. All Project Information provided by Thornton to Consultant shall be returned to Thornton at the end of the Project upon Thornton's request. Consultant is otherwise authorized by Thornton to retain copies of Project Information at Consultant's expense.

K. Ownership, Use of Work Product.

1. All Services, data, drawings, designs, plans, reports, studies, computer programs (nonproprietary), computer input and output, analyses, tests, maps, surveys, aerial photography or any other materials ("Work Product") developed for this Project by Consultant are and shall be the sole and exclusive property of Thornton. Aerial photography supplied by Thornton to Consultant shall not be utilized by Consultant for any purpose other than the Project.
2. Consultant hereby transfers any copyright, trademark, or other intellectual property rights of Work Product to Thornton. However, any reuse of Work Product by Thornton without prior written authorization by Consultant other than for the specific intended purpose of this Agreement will be at Thornton's risk.
3. Consultant shall provide Thornton with a ten (10) Calendar Day written notice that it has Project Information and Work Product it intends to dispose of, during which time Thornton may take physical possession of such documents.

L. Compliance with Patent, Trademark and Copyright Laws.

1. Consultant warrants that all Services performed under this Agreement shall comply with all applicable patent, trademark, and copyright laws, rules, regulations, and codes of the United States. Consultant shall not utilize any protected patent, trademark, or copyright in performance of the Services unless Consultant has obtained proper permission and all releases and other necessary documents. If Consultant specifies any material, equipment, process, or procedure, which is protected, Consultant shall disclose such patents, trademarks, and copyrights in Consultant's deliverables.

2. Consultant releases, indemnifies, and holds harmless Thornton, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities, actions, or proceedings of any kind or nature whatsoever, including attorneys' fees and costs, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, the performance of Services under this Agreement which infringes upon any patent, trademark, or copyright protected by law.

III. MISCELLANEOUS TERMS

- A. **Indemnification.** To the fullest extent permitted by law, Consultant agrees to defend, indemnify and hold harmless Thornton, its officers, agents and employees, from and against all liability, judgments, damages or losses which arise out of, result from, or are in any manner connected with the Services to be performed under this Agreement, to the extent it is determined such liability, judgments, damages or losses were caused by the negligent acts, errors, or omissions of Consultant, any subconsultant of Consultant, or any officer, employee or agent of Consultant, or anyone else employed directly or indirectly by any of them or anyone for whose acts any of them may be liable and will pay to Thornton any expenses incurred by reason of such liability, judgments, damages or losses, including, but not limited to, court costs and reasonable attorneys' fees incurred in defending or investigating such claims. Such payments on behalf of Thornton shall be in addition to any and all other legal remedies available to Thornton and shall not be considered Thornton's exclusive remedy.
- B. **Insurance.** Consultant agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following coverages:
1. **Workers' Compensation Insurance.** Workers' Compensation Insurance as required by the Labor Code of the State of Colorado and Employer's Liability Insurance. Statutory limits are required. Evidence of qualified self-insured status may be substituted.
 2. **Commercial General Liability Insurance** **(MINIMUM LIMITS)**
 - a. Each Occurrence \$2,000,000
 - b. Products/Completed Operations Aggregate \$2,000,000
 - c. Personal and Advertising Injury \$2,000,000
 - d. General Aggregate \$4,000,000
 - e. This policy shall include coverage protecting against bodily injury, property damage, and personal injury claims arising from the exposures of:

- i. Premises-operations;
 - ii. Products and completed operations including materials designed, furnished, and/or modified in any way by Consultant;
 - iii. Independent subcontractors or subconsultants;
 - iv. Contractual liability risk covering the indemnity obligations set forth in this Agreement; and
 - v. Where applicable, liability resulting from explosion, collapse, or underground exposures.
- f. If the above insurance is written on a claims-made form, it shall continue for three (3) years following termination of this Agreement. The insurance shall provide for a retroactive date of placement prior to or coinciding with the effective date of this Agreement.

3. Professional Liability Insurance **(MINIMUM LIMITS)**
- a. Each Claim \$2,000,000
 - b. Aggregate \$2,000,000
 - c. If the above insurance is written on a claims-made form, it shall continue for three (3) years following termination of this Agreement. The insurance shall provide for a retroactive date of placement prior to or coinciding with the effective date of this Agreement.
4. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than one million dollars (\$1,000,000) for any one (1) occurrence. This insurance will insure against bodily injury and/or property damage arising out of Consultant’s operation, maintenance, use, loading or unloading of any auto including owned, non-owned, hired, and employee autos.
5. Other insurance with varying limits which from time to time may reasonably be required by the mutual agreement of Thornton and Consultant against other insurable hazards relating to the Services.
6. Consultant shall procure and maintain and shall cause any subconsultants to procure and maintain the minimum insurance coverages listed herein. Such coverages shall be procured and maintained with forms and insurers acceptable to Thornton. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by Consultant pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
7. Consultant shall name Thornton, its officers, agents, and employees as additional insureds with respect to the commercial general liability and auto

liability coverages required herein. A Certificate of Insurance shall be completed and forwarded, along with the Additional Insured Endorsements, to Thornton by Consultant's Insurance Agent(s) as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect and shall be subject to review and approval by Thornton **prior to commencement of any Services under this Agreement**. The initial completed Certificates of Insurance and Additional Insured Endorsements shall include Consultant's e-mail address for future inquiries and updates, and shall be sent to:

City of Thornton
Keith Griess, Senior Contract Administrator
9500 Civic Center Drive
Thornton, CO 80229-4326

Subsequent Certificates of Insurance, along with the renewal Additional Insured Endorsements, indicating renewal of coverage(s) shall be sent to Thornton's Risk Management office at certificatesofinsurance@ThorntonCo.gov no later than thirty (30) Calendar Days prior to the expiration date and shall indicate "Renewal COI" and the Project Number in the e-mail subject line.

8. Failure on the part of Consultant or a subconsultant to procure or maintain policies providing the required coverages, conditions, and minimum limits **shall constitute a material breach of Agreement upon which Thornton may immediately terminate this Agreement**, or at its discretion, Thornton may procure, or renew any such policy, or any extended reporting period, and may pay any and all premiums in connection therewith, and all monies so paid by Thornton shall be repaid by Consultant to Thornton upon demand, or Thornton may offset the cost of such premiums against any monies due or that become due to Consultant from Thornton.
9. Thornton reserves the right to request and receive a certified copy of any policy and any endorsement. Consultant agrees to execute any and all documents necessary to allow Thornton access to any and all required insurance policies and endorsements.
10. Every policy required above shall be primary insurance and any insurance carried by Thornton, its officers, or its employees shall be excess and not contributory insurance to that provided by Consultant. Consultant shall be solely responsible for any deductible losses under the policies required above.
11. Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure and maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

12. All policies shall include a provision that the coverages afforded under the policies shall not be canceled or materially changed prior to the natural termination date until at least thirty (30) Calendar Days prior written notice has been sent to Thornton. The Certificate(s) shall indicate the form used, if any, under which this provision is included.

C. **Governmental Immunity.** The Parties understand and agree that Thornton, its officers, and its employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., as from time to time may be amended, or otherwise available to Thornton, its agents, officers, or employees.

D. **Independent Contractor.**

1. It is understood and agreed by and between the Parties that the status of Consultant shall be that of an independent contractor and of a person retained on a contractual basis to perform professional and/or technical services for limited periods of time and it is not intended, nor shall it be construed, that Consultant is an employee or officer of Thornton under Chapter VII of the City Charter, or Chapter 54 of the City Code, or for any purpose whatsoever.
2. Without limiting the foregoing, the Parties hereby specifically acknowledge that **Consultant** or any employee, agent or subconsultant of Consultant **is not entitled to unemployment insurance benefits unless unemployment compensation coverage is provided by Consultant or some other entity besides Thornton, that Consultant is not entitled to Workers' Compensation benefits from Thornton and that Consultant is obligated to pay federal and state income tax on any monies earned pursuant to this Agreement.** The Parties further acknowledge that the provisions of this paragraph are consistent with Consultant's insurance obligations which are set forth in this Agreement.

E. **Termination.**

1. **Termination for Convenience.**
 - a. In the event the Agreement is terminated for convenience, Consultant shall not be entitled to profit or overhead on uncompleted Services. If, however, Consultant has substantially or materially breached the terms of this Agreement, Thornton may seek to exercise any and all available legal and equitable remedies.
 - b. In the event this Agreement is terminated by Thornton for convenience, Thornton shall issue a written Notice of Termination and Thornton shall pay Consultant for all Services previously authorized and properly completed prior to the date of the Notice of Termination.

c. Notwithstanding the foregoing, if a Notice to Proceed for a specific Task Assignment’s Scope of Services has been issued by Thornton to Consultant and the Services will not be completed by the Agreement’s termination date, and if Thornton desires Consultant to complete the Services, the terms and conditions of this Agreement shall survive the termination date of the Agreement and continue until the Services for that Task Assignment are complete to Thornton’s satisfaction.

2. Termination for Non-Appropriations. In the event that the Thornton City Council fails to appropriate funds for the continuation of this Agreement for any fiscal year beyond the initial year, Thornton may terminate this Agreement without penalty and be released of further obligations.

3. Termination for Cause. Thornton shall have the right to terminate this Agreement immediately upon notice to Consultant if Consultant has materially breached the terms of this Agreement. In such event, Thornton shall pay Consultant for all Services previously authorized and completed prior to the date of termination in compliance with the terms of this Agreement and to Thornton’s satisfaction, provided that there shall be no limitation of Thornton’s right to exercise any and all available legal and equitable remedies.

F. Venue / Law / Statute Of Limitations. This Agreement shall be governed by the laws of the State of Colorado, notwithstanding its choice of law principles. Any legal action concerning the provisions hereof shall be brought in the District Court, County of Adams, State of Colorado. Any action arising out of or relating to this Agreement or the Services asserted by Consultant against Thornton shall be brought within two (2) years from when the action accrued, pursuant to C.R.S. § 13-80-102(h).

G. Notice. Any notice or communication between Consultant and Thornton which may be required, or which may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented or sent pre-paid, first class United States Mail, addressed as follows:

THORNTON:

City of Thornton
Attention: Contracts and Purchasing Director
9500 Civic Center Drive
Thornton, CO 80229-4326

CONSULTANT:

Attention: _____

- H. **Exhibits.** All documents marked and referred to as “Exhibits” in this Agreement are incorporated by this reference and are made a part of this Agreement.
- I. **Assignment.** Consultant agrees not to assign, pledge, or transfer its duties and rights in this Agreement, in whole or in part, without first obtaining the written consent of the Manager or Manager’s designee(s)
- J. **No Waiver of Rights.** No assent expressed or implied, to any breach of any one (1) or more of the terms and conditions of this Agreement shall be deemed to be or taken to be by Thornton a waiver of any subsequent breach of any such terms and conditions.
- K. **Inspection of Records.** In connection with the Services performed hereunder, Thornton and any of its duly authorized representatives shall have access to all of Consultant’s and subconsultant’s books, documents, papers, and any other records of Consultant and subconsultants that relate to the Services. Consultant further agrees that such records shall contain information concerning the personnel who performed the Services, the specific tasks they performed and the hours they worked. Consultant shall retain these records for three (3) years after termination of this Agreement.
- L. **Conflict of Interest.** Consultant agrees that it and its subsidiaries, affiliates, subconsultants, principals, or employees shall not engage in any transaction, activity, or conduct which would result in a conflict of interest. Consultant represents that it has disclosed any and all current or potential conflicts of interest. A conflict of interest shall include transactions, activities, or conduct that would affect the judgment, actions, or Services of Consultant by placing Consultant’s own interests, or the interest of any party with whom Consultant has a contractual arrangement, in conflict with those of Thornton. Thornton, in its sole discretion, will determine the existence of a conflict of interest and may terminate this Agreement in the event such a conflict exists after it has given Consultant written notice, which describes the conflict. Consultant shall have twenty (20) Calendar Days after the notice is received to eliminate or cure the conflict of interest in a manner acceptable to Thornton.
- M. **Coordination of Services.** Consultant shall fully coordinate its Services with other consultants, contractors or other entities performing services on the Project that interfaces with or is affected in any way by Consultant’s Services, and with any interested Thornton or other governmental agencies.
- N. **Non-Discrimination.** Consultant, its agents, employees, contractors, and subconsultants shall not discriminate on the basis of race, color, creed, national origin, ancestry, age, gender, religion, or mental or physical disability in any policy or practice.
- O. **Advertising and Public Disclosures.** Consultant shall not include any reference to this Agreement or to the Services performed hereunder in any of its advertising or public relations materials without first obtaining the written approval of the Manager or Manager’s designee(s). Any oral presentation or written materials related to

Consultant's Services shall include only presentation materials, Work product, designs, renderings, and technical data that have been accepted by Thornton. Thornton shall be notified in advance of the date and time of any such presentations. Nothing herein, however, shall preclude the transmittal of any information to officials of Thornton, including without limitation, the Mayor or member or members of City Council.

- P. **Other Project Work.** Consultant and its subsidiaries and affiliates shall not bid upon or otherwise attempt to perform any other work associated with this Project. Consultant shall require in its contracts with its subconsultants that they and their subsidiaries or affiliates shall not bid upon or otherwise attempt to perform any work associated with this Project other than the Services described in their written agreements.
- Q. **Time is of the Essence.** The Parties agree that in the performance of the terms and requirements of this Agreement by Consultant that time is of the essence.
- R. **Inurement.** The rights and obligations of the Parties set forth herein shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns permitted under this Agreement.
- S. **Headings.** The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.
- T. **Joint Venture.** If a Joint Venture, participants shall be jointly and severally liable to Thornton for the performance of all duties and obligations of Consultant set forth in this Agreement.
- U. **Taxes and Licenses.** Consultant shall promptly pay, when they are due, all taxes, excises, license fees, and permit fees of whatever nature applicable to the Services, and shall take out and keep current all required municipal, county, state, or federal licenses required to perform the Services. Consultant shall furnish Thornton, upon request, duplicate receipts or other satisfactory evidence showing or certifying to the proper payment of all required licenses and taxes. Consultant shall promptly pay, when due, all bills, debts, and obligations it incurs performing the Services and to allow no lien, mortgage, judgment, or execution to be filed against land, facilities, or improvements owned by Thornton.
- V. **Severability.** In the event any of the provisions, or applications thereof, of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity and enforceability of the remaining provisions, or applications thereof, shall not be affected.
- W. **No Third Party Beneficiaries.** The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to Thornton and Consultant and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such

Agreement. It is the express intention of Thornton and Consultant that subconsultants and any other persons other than Thornton or Consultant receiving any benefits from this Agreement shall be deemed to be incidental, and not intended, beneficiaries only.

- X. **Electronic Signatures and Electronic Records.** The Parties consent to the use of electronic signatures. The Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the Parties in the manner specified by any applicable City regulation, rule, and/or ordinance. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that it is an electronic record or electronic signature or that it is not in its original form or is not an original.
- Y. **Entire Agreement.** The Parties acknowledge and agree that the provisions contained herein constitute the entire Agreement and that all representations made by any officer, agent, or employee of the respective Parties unless included herein are null and void and of no effect. No alterations, amendments, changes, or modifications to this Agreement, except those that are expressly reserved herein to the Manager or Manager's designee(s), shall be valid unless they are contained in an instrument, which is executed by the Parties with the same formality as this Agreement.

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This Agreement is expressly subject to and will not become effective or binding on Thornton until it is fully approved and executed by Thornton.

APPROVED AS TO LEGAL FORM:
Tami Yellico, City Attorney

CITY OF THORNTON, COLORADO:

By: _____
Michael J. Hickman
Senior Assistant City Attorney

Kimberly Newhart
Finance Director

ATTEST:

CITY OF THORNTON, COLORADO:

Kristen N. Rosenbaum, City Clerk

Sean Saddler, PE
Support Services Director

<p>ATTEST FOR FIRM SIGNATURE: (If corporation)</p>	<p>INSERT FIRM NAME (ALL CAPS):</p>
<p>_____</p>	<p>_____</p>
<p>Signature</p>	<p>Signature</p>
<p>_____</p>	<p>_____</p>
<p>Print Name</p>	<p>Print Name</p>
<p>_____</p>	<p>_____</p>
<p>Title</p>	<p>Title</p>

EXHIBIT A SERVICE PROVIDER'S GENERAL SCOPE OF WORK AND SPECIFICATIONS

General Project Description:

Thornton requires Consultant to provide on an on-call, as-needed basis comprehensive environmental consulting Services across a variety of disciplines including, but not limited to, general environmental compliance consulting, industrial hygiene, natural resources, cultural resources, materials abatement, contaminant remediation, and pre-construction/development Services, and to provide remediation, abatement, and or demolition Services, either through use of in-house forces or engagement of subcontractors. These Services may be required for routine scheduled projects or on an expedited or emergency basis.

Thornton requires Consultant to provide environmental consulting Services on an on-call, as-needed basis. These Services may be required for routine scheduled projects or on an expedited basis.

Consultant shall perform the Services in accordance with the specific Task Assignment Scope of Work (SOW) issued by Thornton.

For scheduled, non-expedited Services, Consultant shall prepare a Not-to-Exceed (NTE) fee proposal based on the personnel billable rates, estimated reimbursable expenses, and the requirements listed in Exhibit C Schedule of Charges for each SOS provided by Thornton. The schedule for performance of non-expedited Services for a given Task Assignment shall be as mutually agreed by the Parties and as stated in the written Task Assignment SOS.

Services may be needed on an expedited basis due to a condition that poses a threat to public health or welfare or to mitigate a negative impact to Thornton, such as minimizing the cost of ongoing damage. For expedited Services, Thornton may issue a Purchase Order to Consultant based on a verbal SOS and/or a verbal fee estimate, provided these verbal understandings are followed up as soon as possible with written documentation, which shall be incorporated into the Agreement documents by reference. Consultant will be compensated based on actual labor hours incurred multiplied by the personnel billable rates in Exhibit C, plus approved reimbursable expenses. If Thornton and Consultant later mutually agree upon a NTE fee, the NTE fee will be incorporated into the SOS, in which case the compensation will be subject to limitation by the NTE fee. The schedule for delivery of the expedited Services to Thornton shall be as mutually agreed to by the Parties.

General Scope of Services:

All Services to be provided shall be performed at the direction of a Project Representative assigned by Thornton. Examples of projects and Services that may be necessary include, but are not limited to, the following:

1. Re-vegetation Plans – Monitor and make recommendations on all phases of, and issues related to, re-vegetation and/or vegetation management efforts being conducted by Thornton. Thornton presently has active management efforts in Weld and Larimer counties in Colorado. Services may include, but are not limited to, analysis and recommendations on seeding, irrigation, and grazing practices.
2. Permitting Assistance – Provide assistance, consultation, and/or make recommendations for procurement of and/or compliance with applicable federal, state, or local permits as required for Thornton Capital Improvement Projects or other Thornton projects and operations. Services include those required under, but are not limited to, the Clean Water Act, Clean Air Act, Endangered Species Act, National Historic Preservation Act, National Environmental Policy Act, and/or other applicable City, county, state and federal regulations.
3. Endangered Species – Perform studies or field investigations to verify any federally endangered, listed, or sensitive species or critical habitat. Services may include, but are not limited to, requirements pursuant to the Clean Water Act or the Endangered Species Act.
4. Wildlife Studies and Management – Perform surveys, field investigations, and consultations to identify, verify, and make recommendations regarding compliance with Thornton, county, state, and federal wildlife management policies, guidance, and regulations for species and habitat not listed or identified under the Endangered Species Act.
5. Wetland Delineation/Mitigation – Conduct the necessary site investigations, plant identification, soil sampling and analysis related to identifying, mapping, and functional assessments of wetlands associated with Capital Improvement Projects or Thornton's operations. Make recommendations for mitigation of wetlands, which may include the preparation of mitigation plans.
6. Cultural Resources – Perform studies, field investigations, and provide consultation required to maintain applicable compliance with Section 106 of the National Historic Preservation Act and state historical preservation statutes.
7. Underground Storage Tank Remediation and Compliance – Provide assistance to Thornton as necessary for compliance with state underground and above-ground petroleum storage tank regulations.

8. Environmental Assessments/Audits – Perform ASTM-compliant Phase I and Phase II environmental site assessments, audits, and investigations primarily related to property being considered by Thornton for acquisition, development, or identified concerns. The extent of these Services shall be determined on a case-by-case basis and may include, but are not limited to materials, soil, vapor, groundwater, surface water, and drinking water testing, analysis, and evaluations.
9. Hazardous Materials – Conduct necessary site investigations, air, soil vapor, soil, water, and/or material sampling, perform analyses, make recommendations, and provide other technical assistance relating to the identification and mitigation of hazardous material situations, including but not limited to:
 - Restricted use of pesticide application/disposal;
 - Asbestos;
 - Reclamation of mined land or otherwise disturbed areas;
 - Lead;
 - Mold;
 - Methamphetamine contamination; and/or
 - Toxic chemical spills.
10. Abatement, Remediation, and/or Demolition Project Management – Obtain necessary permits and/or engage services of qualified subcontractors, using competitive procedures meeting requirements of Thornton’s Purchasing Ordinance, manage abatement, remediation, and/or demolition effort, supervise testing and inspection, process pay applications, and perform other Project management tasks as needed, for a complete turn-key Project. Abatement, remediation, and/or demolition projects valued at fifty thousand dollars (\$50,000) or more will require the Consultant or the subcontractor, as solely determined by Thornton, to provide a Performance Bond and a Labor and Material Payment Bond equal to the total value of the abatement, remediation, and/or demolition work.
11. Asbestos Surveys, Abatement, and Management – Inspect buildings and property for the presence of asbestos-containing materials or regulated asbestos-contaminated soils (RACS) in accordance with applicable Federal and State guidance and regulations. Develop specifications for asbestos abatement, remediation, or mitigation, and solicit bids from qualified asbestos abatement subcontractors, as needed. Provide oversight for asbestos abatement projects, remediation, or mitigation. Develop management plans for managing asbestos containing materials and RACS. Advise Thornton on appropriate response to asbestos exposures or releases. All personnel working on an asbestos project shall be licensed appropriately by the Colorado Department of Public Health and Environment.

12. Indoor Air Quality – Conduct indoor air quality assessments in accordance with applicable federal and state guidance. Contaminants may include volatile organic compounds, molds, dust, pollen, or allergens. Design corrective measures to address indoor air quality concerns.
13. Inspect Buildings – Inspect for the presence of molds in accordance with applicable federal and state guidance. Develop specifications for mold abatement and solicit bids from qualified mold abatement subcontractors. Provide oversight for mold abatement projects. Develop management plans for managing properties containing mold. Advise Thornton on appropriate response to mold exposures.
14. Industrial Hygiene – Provide industrial hygiene Services. Provide assessment for compliance with OSHA worker health and safety standards. Develop programs for respiratory protection, hazard communication, and hearing conservation. Provide training to employees on health and safety issues.
15. Litigation Support – Provide litigation support and expert witness testimony in the above Service areas.
16. Methamphetamine – Provide assessment, and abatement if applicable or capable.
17. Release Response – Provide the ability, knowledge, and personnel to respond to and provide oversight, review, and guidance to Thornton on state notifications of third-party release notifications to the Colorado Oil and Gas Conservation Commission.
18. Prime Contractor/Consultant – Act in capacity of Prime Contractor or Consultant on various abatement, remediation, and/or demolition tasks, and the ability or capability to obtain Performance and Labor and Material Bonds as principal or through a subcontractor as determined by Thornton.
19. Other Services – provided other Services offered by the Consultant based on firm capabilities.

Other Requirements

1. Performance Bonds and Labor and Material Payment Bonds

In the event the Consultant is required under a specific Task Assignment SOS to provide Services for construction, maintenance, or repair as defined in state statutes, either using in-house forces or a subcontractor, including abatement, remediation, and or demolition, and those services are valued at fifty thousand dollars (\$50,000) or more, the Consultant or its subcontractor providing such Services shall furnish two separate surety bonds on forms acceptable to Thornton, each in an amount at least equal to one hundred percent (100%) of the estimated value of the work as security for the following:

The faithful performance of the Scope of Services and the terms, conditions, and stipulations contained therein; and

Payment of all laborers and mechanics for labor performed and payment for all Materials and Equipment furnished, and for all Materials and Equipment used or rented in the performance of the Scope of Services.

The Surety on such bonds shall be satisfactory to Thornton and shall be a duly authorized Surety company licensed to do business in the State of Colorado, and appearing on the latest Federal Register Circular 570 as published by the Department of the Treasury unless otherwise approved by Thornton. In no case will Sureties with less than a Best's "A" Rating be approved. The Surety will in no way be financially associated with the Consultant.

Bonds shall be provided on a form acceptable to Thornton. Any and all bonds shall be so written as to make this Agreement and the specific Consultant's, and if applicable the subcontractor's, Task Assignment SOS documents a part thereof, whether by reference or attachment, in order to give the Surety full notice of the conditions thereof.

The Consultant shall, within ten (10) Calendar Days from and including the date of issuance of a Task Assignment SOS by Thornton which requires bonds as noted herein, furnish Thornton with the required Performance Bond and Labor and Material Payment Bond, each in a sum equal to the total amount of the estimated cost of the applicable Services.

If at any time a Surety or any such bond shall become insolvent, is declared bankrupt, loses its right to do business in the state in which the Services are to be performed, or is no longer listed in Department of the Treasury Circular 570, Consultant shall, within ten (10) Calendar Days after notice from Thornton to do so, substitute acceptable bonds in such form and sum and signed by such other sureties as may be satisfactory to Thornton.

The intent of this Agreement is for the Consultant to provide turn key Project Services, inclusive of any subcontracted services which may require said bonding. However, Thornton reserves the right to contract directly with other contractors to provide services related to a project under a given Task Assignment, and Consultant shall cooperate with other contractors under contact to Thornton in the performance of their Services.

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REIMBURSABLE EXPENSES:

Reimbursable expenses include, but are not necessarily limited to, copying, printing, postage, local mileage, out-of-town travel and living expenses, courier expenses, owned or rented equipment costs, subconsultant costs, and subcontractor costs, if any.

All categories of reimbursable expenses for which Consultant will expect compensation are listed below. Categories of expenses not listed shall not be reimbursed separately and shall be considered to be included in Consultant’s personnel billable hourly rates, or if a NTE amount was converted to a lump sum fee, to be included in the lump sum fee.

Listed expenses incurred by Consultant from outside vendors such as printers, courier services, rental equipment, subconsultants, or subcontractors will be reimbursed at cost without further mark up. Consultant’s management of outside subconsultants and or subcontractors will be reimbursed at the Billable Hourly Rates for Consultant’s personnel involved in the management and not through a percent fee mark up. Detailed documentation (vendor invoices) must be supplied for an outside expense to be eligible for reimbursement.

Expenses incurred by Consultant from in-house operations, such as in-house printing, copying, Consultant owned equipment, etc., will be reimbursed at the rates indicated below. Detailed unit prices for all in-house expenses for which Consultant will expect compensation are listed below. Vehicle mileage in connection with the performance of the Services will be reimbursed at the rate currently allowable under IRS rules for passenger vehicles, and at rates herein defined for specialty vehicles, such as survey trucks.

REIMBURSABLE EXPENSE CATEGORIES AND RATES:

In-house Expense Category	UOM	Rate	Outside Expense Category	UOM	Rate
Passenger Vehicle	Mile	IRS	Postage	LS	Cost
Copying ___" x ___" BW			Courier	LS	Cost
Copying ___" x ___" Color			Subconsultants	LS	Cost
Printing ___" x ___" BW			Subcontractors	LS	Cost
Printing ___" x ___" Color			Rental Equipment	LS	Cost
<hr/> Equipment					

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