

**Project Name/No.: Public Works
Administration Building**

Contract No.: _____

Project Manager: PW/ A. Espinoza

Approved: _____

**AGREEMENT FOR SERVICES
BETWEEN THE CITY OF CHINO AND
PBK ARCHITECTS CALIFORNIA, INC.**

THIS AGREEMENT FOR SERVICES (herein “Agreement”) is made and entered into this 7th day of July, 2026 (“Effective Date”) by and between the City of Chino, a California municipal corporation (“City”) and **PBK Architects California, Inc.**, a California Corporation (“Consultant”). City and Consultant may be referred to individually as “Party” or collectively as “Parties.”

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Chino’s Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the “Scope of Services” attached hereto as Exhibit “A” and incorporated herein by this reference, which may be referred to herein as the “services” or “work” hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability,

experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase “highest professional standards” shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant’s Proposal.

The Scope of Services shall include the scope of work included in Consultant’s proposal, which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 California Labor Law.

If the Scope of Services includes any “public work” or “maintenance work,” as those terms are defined in California Labor Code Section 1720 *et seq.* and California Code of Regulations, Title 8, Section 16000 *et seq.*, and if the total compensation is \$1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq.*, and all other applicable laws, as they pertain to such work, including the following requirements:

(a) DIR Monitoring and Enforcement. The public work and/or maintenance work performed under this Agreement shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations (“DIR”). Consultant shall post job site notices, as prescribed by regulation.

(b) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars (\$200) for each

calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(d) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(g) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars (\$25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. By executing this Agreement, and in accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

“I am 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 I will comply with such provisions before commencing the performance of the work of this contract.”

(i) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Project Manager.

1.7 Software and Computer Services.

If the Scope of Services includes the provision and/or installation of any software, computer system, or other computer technology, Consultant represents and warrants that it has inspected the City's current infrastructure, equipment, computer system and software and that the software, computer system, or other computer technology provided and/or installed by Consultant under this Agreement is compatible, and shall be fully functional, with such infrastructure, equipment, computer system and software of the City. Consultant acknowledges that the City is relying on the representation by Consultant as a material consideration in entering into this Agreement.

1.8 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.9 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.10 Additional Services.

City shall have the right, subject to state law and the City's Municipal Code, at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Project Manager to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation for extra work shall require the approval of City Council unless the City Council has previously authorized the City Manager to approve an increase in compensation and the amount of the increase does not exceed such authorization. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.11 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and

incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Ninety-Four Thousand One Hundred Eighty Dollars and Zero Cents (\$94,180.00)** (the “Contract Sum”), unless additional compensation is approved pursuant to Section 1.10.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant’s rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Project Manager in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City’s Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. Consultant shall not invoice City for any duplicate services performed by more than one person.

All invoices shall be submitted by email to **ap@cityofchino.org**. Each invoice is to include:

- (a) Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.
- (b) Line items for all materials and equipment properly charged to the Services.
- (c) Line items for all other approved reimbursable expenses claimed, with supporting documentation.
- (d) Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

- (e) If this Agreement requires prevailing wages, per Section 1.4 of the Agreement, all invoices shall include a copy of Consultant's Certified Payroll and proof that Certified Payroll has been submitted to the DIR. Consultant shall also submit a list of the prevailing wage rates for all employees and subcontractors providing services under this Agreement, as applicable, with Consultant's first invoice. If these rates change at any time during the term of the Agreement, Consultant shall submit a new list of rates to the City with its first invoice following the effective date of the rate change.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

2.6 Contingency of Funds.

Consultant acknowledges that funding or portions of funding for this Agreement may be contingent upon State budget approval; receipt of funds from, and/or obligation of funds by the State of California to City; or inclusion of sufficient funding for the services hereunder in the budget approved by Chino City Council for each fiscal year covered by this Agreement. If such approval, funding or appropriations are not forthcoming, or are otherwise limited, City may immediately terminate or modify this Agreement without penalty.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this

reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Project Manager but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Project Manager in writing of the causes of the delay. The Project Manager shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Project Manager such delay is justified. The Project Manager’s determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant’s sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services, which shall be no later than June 30, 2028, except as otherwise provided in the Schedule of Performance (Exhibit “D”). This Agreement may be renewed by a written amendment for up to an additional Two (2) year(s) at the option of the City if the City is satisfied with the quality of services performed by Consultant under this Agreement.

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant (“Principals”) are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

<u>Andrew Thompson</u> (Name)	<u>Principal-in-charge</u> (Title)
<u>Jesse Miller</u> (Name)	<u>Managing Sr. Principal</u> (Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement.

Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Project Manager.

The Project Manager shall be **Albert Espinoza, Deputy Director of Public Works/ City Engineer,** or any other person as may be designated by the Project Manager. It shall be the Consultant's responsibility to assure that the Project Manager is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Project Manager. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Project Manager. The Project Manager shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed

to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements

of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Project Manager to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Project Manager shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Project Manager such reports concerning the performance of the services required by this Agreement as the Project Manager shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant

agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Project Manager of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the “documents and materials”) prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Project Manager or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City’s sole risk and without liability to Consultant, and Consultant’s guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as “works made for hire” as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed “works made for hire” for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Project Manager.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Project Manager or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered “voluntary” provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney’s fees, caused by or incurred as a result of Consultant’s conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Bernardino, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of San Bernardino, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear

to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 *et seq.* and 910 *et seq.*, in order to pursue a legal action under this Agreement.

7.7 Liquidated Damages.

Since the determination of actual damages for any delay in performance of this Agreement would be extremely difficult or impractical to determine in the event of a breach of this Agreement, the Consultant and its sureties shall be liable for and shall pay to the City the sum of Zero Dollars and Zero Cents (\$0.00) as liquidated damages for each working day of delay in the performance of any service required hereunder. The City may withhold from any monies payable on account of services performed by the Consultant any accrued liquidated damages.

7.8 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this

Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Project Manager. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Project Manager. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Project Manager thereafter in accordance with the Schedule of Compensation or such as may be approved by the Project Manager, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.9 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.10 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Project Manager. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 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. § 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 Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City

Manager and to the attention of the Project Manager (with her/his name and City title), City of Chino, 13220 Central Avenue, Chino, California 91710 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of

“financial interest” shall be consistent with State law and shall not include interests found to be “remote” or “noninterests” pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant’s Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CHINO, a municipal corporation

Linda Reich, City Manager

ATTEST:

Natalie Gonzaga, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Fred Galante, City Attorney

APPROVED AS TO CONTENT:

Hye Jin Lee, Director of Public Works

CONSULTANT:
PBK ARCHITECTS CALIFORNIA, INC.:

By: _____

Name:

Title:

By: _____

Name:

Title:

Address:

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer.

EXHIBIT "A"

SCOPE OF SERVICES

- I. Consultant will perform the Services described in Consultant's Proposal, attached hereto as Exhibit A-1.**

- II. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.**

Include Proposer's Scope of Services to be provided, Understanding of the City's needs, Technical approach and methods, Benchmarks for performance, Innovation suggestions (if any).

Exhibit A. Plan Methodology/Project Approach

SCOPE OF SERVICES TO BE PROVIDED

PBK routinely provides comprehensive architectural and engineering services for public-sector clients, supporting projects from early planning and feasibility through construction and closeout. Our standard scope is structured, repeatable, and scalable, allowing us to adapt to a wide range of municipal and public works projects while maintaining consistent quality, coordination, and accountability. PBK's services emphasize clear communication, multidisciplinary integration, constructability, and alignment with agency budgets, schedules, and operational requirements.

Our services will include:

- Facility assessments, operational needs analysis, and space programming
- Site investigation and evaluation of existing conditions
- Stakeholder coordination and programming workshops with City staff
- Development of conceptual site plans and facility layouts
- Preparation of conceptual architectural floor plans and diagrams
- Preparation of conceptual renderings and visual presentation materials
- Development of a Basis of Design narrative
- Preparation of a Rough Order of Magnitude (ROM) construction cost estimate
- Preparation and delivery of the Digital Concept Design Booklet

Optional services (if selected by the City):

- Preparation of interior renderings of key spaces
- Development of animated visualization or fly-throughs of the proposed facility
- Creation of a virtual reality walk-through of the conceptual design

PROJECT UNDERSTANDING

PBK understands that the City of Chino is seeking professional services to develop a preliminary conceptual design for a new Public Works Corporation Yard and Fleet Services facility that supports current operations while accommodating future growth. This phase will help the City define operational needs, establish space requirements, evaluate site and facility concepts, and develop a clear conceptual framework for the project.

Through stakeholder coordination and collaborative planning, PBK will help the City explore design alternatives and deliver a Concept Design Booklet including conceptual site plans, facility layouts, renderings, and a Rough Order of Magnitude (ROM) construction cost estimate to support future project planning and multi-year capital outlay plan.

TECHNICAL APPROACH AND METHODS

PBK will implement a collaborative and structured planning process to guide the conceptual design effort and ensure alignment with the City of Chino's operational goals, schedule, and budget. With decades of experience delivering municipal and public works facilities, PBK understands that while many municipal programs include similar spaces, the operational procedures and workflows of each department can vary significantly. Our approach focuses on understanding these operational needs and translating them into functional, efficient facility end-user design solutions.

At PBK, our design process is driven by our core philosophy—**Listen, Learn, Lead**, which guides the team from early stakeholder engagement through conceptual design development.



SoCal Edison Machine Shop – New machine shop and repair facility building incorporating state of the art fabrication and repair equipment.

Listen. The process begins with engagement with City staff and project stakeholders to understand existing operations, site conditions, and departmental needs. Early meetings, site visits, and discussions allow the team to gather information and confirm project goals while gaining insight into the operational priorities of the Public Works and Fleet Services divisions.

Learn. PBK will conduct programming discussions and collaborative workshops with City representatives to define space requirements, operational adjacencies, and site considerations. These programming efforts help establish a clear understanding of departmental workflows, facility functions, and future growth considerations that will influence the conceptual design.

Lead. Using the information gathered during the programming process, PBK will guide the City through the conceptual design phase. The team will develop conceptual site plans and facility layouts that support operational efficiency, effective site circulation, and long-term flexibility. Conceptual renderings and diagrams will be prepared to clearly communicate design ideas and support stakeholder feedback.

Throughout the process, PBK emphasizes clear communication and interactive collaboration with City staff. Workshops and design discussions allow the team to test ideas in real time, explore alternatives, and build consensus around the preferred conceptual solution. The results of this process will inform the preparation of the Concept Design Booklet, which will include conceptual plans, renderings, and a Rough Order of Magnitude (ROM) construction cost estimate to support the City's future planning and decision-making.



SoCal Edison Big Creek Control Building – 40,000 SF new administration and control building. Included secure Hydrology control center.

BENCHMARKS FOR PERFORMANCE

PBK will track project progress against clearly defined milestones to ensure timely delivery of the conceptual design phase and alignment with the City's goals and schedule. Performance will be measured through adherence to project timelines, responsiveness to City staff, and the quality and completeness of deliverables provided throughout the conceptual design process.

- **Project Kickoff and Site Investigation** – Conduct site visit and kickoff meeting with City staff to confirm project goals, schedule, and coordination procedures.
- **Programming and Needs Assessment** – Facilitate stakeholder discussions to define operational requirements, space needs, and functional adjacencies.
- **Concept Development** – Prepare conceptual site plans, facility layouts, and preliminary design concepts for review with City stakeholders.
- **Draft Concept Presentation** – Present draft conceptual design options, including diagrams and renderings, for stakeholder feedback.
- **Final Concept Design Booklet** – Deliver the finalized Concept Design Booklet including conceptual plans, renderings, and a Rough Order of Magnitude (ROM) construction cost estimate.

Optional services (if selected by the City):

- Interior concept renderings of key program spaces
- Animated project fly-through of the conceptual design
- Interactive virtual reality walkthrough of the proposed facility

INNOVATION SUGGESTIONS

PBK will explore opportunities during the conceptual design phase to enhance functionality, employee well-being, and long-term campus efficiency for the Public Works facility. Potential considerations include:

- **Employee Well-Being and Workplace Environment** – Office layouts that support positive mental health outcomes, access to daylight, and collaborative workspaces.
- **Outdoor Amenities and Wellness Opportunities** – Walking paths, shaded seating areas, and outdoor break spaces for staff.
- **Integrated Campus Planning** – Opportunities to create a cohesive Public Works campus, including improved circulation and potential consolidation of site areas, including possibly consideration for partial vacation of a portion of 4th street to connect and unify all City owned parcels.
- **Innovation and Technology** – Integration of smart building and operational technologies to support efficient Public Works operations, including building automation systems, fleet electrification infrastructure, enhanced security and access control, and digital infrastructure to support SCADA, Traffic Management Center (TMC), and data systems.

SCOPE OF WORK

The following is our understanding of the scope of work for this project:

1. Assist the City of Chino in developing conceptual design plans, basis of design narratives, exterior renderings and a ROM Cost Estimate for your future Public Works Corporate Yard and Fleet Services facility to house current staff of 115-130 full-time and part-time employee’s in Administration, Engineering Services, and Operation & Maintenance departments and allow for future growth.
2. The specific scope of work shall include, but be not limited to the following design program elements:
 - a. **New Public Works Office - 3 Stories (20,000 SF Per Floor) to house the following program:**
 - Front Desk Reception and Seating Area
 - Offices & Open-Office Cubicles
 - Supervisory Control & Data Acquisition (SCADA) room
 - Traffic Management Center (TMC) room
 - Conference/Training rooms
 - Data Center/Computer and server room(s)
 - Warehouse
 - Showers and Lockers
 - Workout Gym
 - Storage Area(s)
 - b. **New Fleet Maintenance Building/Shop Area (Approx. 9,000 SF)**
 - c. **Site Elements Including:**
 - New Laydown Area
 - Solar panel covered parking stalls
 - Visitor Parking Area w/ EV Charging Stations (Approx. 10,000 SF)
 - Secured Employee Parking Area w/ EV Charging Stations (Approx. 40,000 SF)
 - Site Emergency Power Back-Up Generator
 - On-Site Water Quality Management Plan (WQMP)
 - Off-Site Public Improvements, such as public sidewalks, driveways, ADA ramps, utility undergrounds and potential re-routing.

SPECIFIC PROJECT TASKS

To prepare the deliverables, the fee includes the following Tasks:

1. Site visit/Investigation to observe and photograph the conditions around the existing and proposed Public Works Yard & Fleet Maintenance Building/Shop Area. Conduct a brainstorming session with City staff during the site walk-through.

2. Coordination and Meetings – Participate in six (6) client stakeholder meetings to discuss and explore concepts for the proposed project all client meetings and presentations will be in person unless noted otherwise by City staff. The specific meetings will include:
 - a. Meeting #1 - Site Visit/Investigation preliminary brainstorming
 - b. Meeting #2 - Kick-Off Meeting to set vision and goals for the proposed site/project.
 - c. Meeting #3 - Programming and space needs analysis meeting with departments to review needs for the proposed site/project.
 - d. Meeting #4 - Design Workshop to develop a site plan, floor plans, and building designs
 - e. Meeting #5 - Draft Design Presentation
 - f. Meeting #6 - Final Design Presentation

PROJECT DELIVERABLES

The following design deliverables shall be provided:

1. Concept Design Booklet to include the following:
 - a. Basis of Design Narrative – Architectural, Civil, Landscape, Structural, and MEP
 - b. Existing Site Aerial Image and Existing Conditions Photo Collage
 - c. Conceptual Site Demolition Plan
 - d. Conceptual Site Remodel Plan
 - e. Space Program
 - f. Conceptual Floor Plans
 - g. Eight (8) Exterior Renderings total; Four (4) for the Proposed Public Works Yard and Four (4) for Fleet Maintenance Building
 - h. Opinion of Probable Costs, Rough Order of Magnitude (ROM), cost estimate for this type of construction, alterations & remodels, and associated on-site and off-site improvements. The ROM Cost Estimate shall include itemized cost for the following program spaces:
 - New Public Works Office Building itemized by floor and by individual divisions (operations & maintenance, administration, and engineering), and by individual rooms & spaces.
 - New Public Works Fleet Maintenance Building itemized by individual rooms & spaces
 - New Public Works Wall and Public Improvement Expansion at the existing site
 - New Laydown Area
 - New Visitor Parking Area
 - New Secured Employee Parking Lot
 - New Secured Fleet Parking Area
 - Other Site Elements

PROJECT ASSUMPTIONS

Per the RFQ, and subsequent Addendum #1, we have made the following assumptions:

1. If selected, PBK shall provide proof that we are regularly maintaining insurance policies in the coverage amounts stipulated for Worker's compensation and employer's liability insurance (\$1,000,000), Comprehensive General and Auto Liability Insurance (\$2,000,000) and Professional Liability Insurance (\$2,000,000).
2. We have developed our fees based on your initial Request For Proposal (RFP), and subsequent Addendum #1, issued via PlanetBids.
3. Fee is shall be all-inclusive, on a fixed fee/lump sum basis, and valid for a period of 120 Days as stipulated in the RFP.
4. PBK will not implement any fee increases without the City's prior review and approval, ensuring there are no unexpected costs and that all adjustments are mutually agreed upon.
5. The fee's contained within are only for the preliminary design phase of work. If the City elects for PBK to proceed with future full design and engineering phases for future planning department design and entitlement phases, or to prepare the construction documents, specifications, and comprehensive cost estimate for the future permitting and construction of the project, additional fee's will need to be negotiated.

REIMBURSABLE EXPENSES

Reimbursables shall generally include the following:

1. Bulk paper copy.
2. Printing/Mylars.
3. Express or overnight mail/courier service.

Reimbursable expenses shall be billed above and beyond the basic AE fees for professional services at a cost of 1.1 times the original value. Reimbursable expense transaction records or receipts shall be made available upon request.

INVOICING

Our invoicing will occur at monthly intervals until completion of all services. The format will be itemized by work phase tasks and billed upon completion of each task for that month, as stipulated by the RFP.

EXCLUDED SERVICES

We have identified the following exclusions:

1. Any Agency submission, including City of Chino Planning Department or Building Department plan check
2. Any City or County related Fee's
3. Full architectural and engineering design
4. CEQA Phase I Initial Study and Phase 2 Studies
5. Animations & Virtual Walk-Thru Models are excluded, unless the City chooses to proceed forward with the additive scope.
6. All project design phases, other than Pre-Design Phase, are excluded.
7. Design changes or revisions after final deliverables are provided. If additional design revisions are required, this will require an add-service.
8. Special Consultants
9. Speciality Studies of any kind, including CASP Accessibility Assessment, Energy Studies, Hazardous Material Surveys, or Environmental DTSC Studies.
10. Food Service Design
11. Electrical Design for Fleet Warehouse and maintenance beyond basis
12. Electrical Solar/PV/Vehicle Charging Station Sizing Design
13. Electrical Emergency Generator Sizing Design
14. Preparation of any As Built or Record Drawings to document existing conditions.
15. Commissioning & Decommissioning Services
16. Blast Protection Design for Battery Storage Systems
17. FF&E Design & Procurement
18. CEQA Phase 1 or Phase 2 Studies

ADDITIVE SCOPE

Please note we have included a separate fee for the proposed additive scope of work to prepare interior renderings, animations, and a virtual reality walk-through. The requested tasks, including recommended additional meetings is included in the Task 2 fee breakdown on the proceeding pages.

EXHIBIT “B”

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

EXHIBIT “C”

SCHEDULE OF COMPENSATION

- I. Consultant shall be compensated for the services provided under this Agreement in accordance with the budget and rates provided in Exhibit “C-1”.**
- II. Within the budgeted amounts for each Task, and with the approval of the Project Manager, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.10.**
- III. The City will compensate Consultant for the Services performed upon submission of a valid invoice, as described in Section 2.4.**
- IV. The total compensation for the Services shall not exceed the Contract Sum, as provided in Section 2.1 of this Agreement.**

STAFFING TABLE - TASK 1

Our fee below is for the base scope of work:

TASK 1 - BASE RFP SCOPE OF WORK																				
Staffing	Site Investigation	Facility Assessment	Operational Needs Assessment	Space Programming	Meeting #1 (Site Brainstorm Meeting)	Meeting #2 (Kick Off Meeting)	Meeting #3 (Programming & Space Needs)	Meeting #4 (Design Workshop)	Meeting #5 (Draft Design Presentation)	Meeting #5 (Final Design Presentation)	Concept Design Booklet (Basis of Design Narrative)	Concept Design Booklet (Photo Collage)	Concept Design Booklet (Concept Site Demo Plan)	Concept Design Booklet (Concept Site Remodel Plan)	Concept Design Booklet (Space Program)	Concept Design Booklet (Concept Floor Plans)	Concept Design Booklet (8) Concept Renderings	ROM COST ESTIMATE	Hourly Rate	Cost/Total
	PBK Architectural Services																			
Principal-In-Charge, Andrew Thompson	2	1	0	0	1	1	2	2	2	1	1	0	0	0	1	0	0	7	\$350.00	\$ 7,350.00
Architect of Record, Jesse Miller - NON CHARGABLE	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	1	0	\$0.00	\$ 0.00
Director of Planning, Joshua Jackson	0	0	2	1	1	1	2	1	0	0	0	0	0	0	2	0	0	0	\$350.00	\$ 3,500.00
Planner, TBD	0	2	2	7	0	0	8	1	0	0	0	0	0	0	7	0	0	0	\$180.00	\$ 4,860.00
Senior Designer, Victor Robles	2	2	0	1	1	1	1	4	2	2	0	0	1	2	0	2	4	0	\$275.00	\$ 6,875.00
Architectural Designer, TBD	0	0	0	0	0	0	1	12	4	1	4	4	8	10	0	10	25	0	\$180.00	\$ 14,220.00
Interior Designer Director, Sherine Teymour	0	0	2	1	1	1	1	4	4	1	0	0	0	0	2	2	0	0	\$350.00	\$ 6,650.00
Interior Designer, TBD	0	2	0	0	0	0	1	4	2	1	3	0	0	0	0	1	0	0	\$180.00	\$ 2,520.00
QA/QC, Joseph Monfreda	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	\$350.00	\$ 1,400.00
TOTAL	4	7	6	10	4	4	16	28	17	9	8	4	9	12	12	16	30	7		\$47,375.00
In-House Engineering (Basis of Design Narratives)																				
MEP + Technology + Low Voltage + Security + FP Engineer, TBD	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	\$280.00	\$ 840.00
Structural Engineer, TBD	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	\$270.00	\$ 540.00
Civil Engineer, TBD	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	\$275.00	\$ 825.00
Landscape Architect, TBD	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	\$210.00	\$ 420.00
TOTAL	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0		\$2,625.00
GRAND TOTAL	4	7	6	10	4	4	16	28	17	9	18	4	9	12	12	16	30	7	213	\$50,000.00

STAFFING TABLE - TASK 2

Our fee below is for the additive scope of work:

TASK 2 - ADDITIVE SCOPE OF WORK												
	Meeting #1 (Kick-Off Meeting)	Meeting #2 (Interior Design Meeting #1)	Meeting #3 (Interior Design Meeting #2)	Meeting #4 (Draft Deliverable Presentation)	Draft Deliverable (Interior Renderings)	Draft Deliverable (Animation)	Draft Deliverable (Virtual Reality Walk Through)	Final Deliverable (Interior Renderings)	Final Deliverable (Animation)	Final Deliverable (Virtual Reality Walk Through)		
Staffing	Hours										Hourly Rate	Cost/Total
PBK Architectural Services												
Principal-In-Charge, Andrew Thompson	2	2	2	2	1	1	1	1	1	1	\$350.00	\$ 4,900.00
Architect of Record, Jesse Miller - NON CHARGABLE	0	0	0	0	1	1	1	1	1	1	\$0.00	\$ 0.00
Director of Planning, Joshua Jackson	0	0	0	0	0	0	0	0	0	0	\$350.00	\$ 0.00
Planner, TBD	0	0	0	0	0	0	0	0	0	0	\$180.00	\$ 0.00
Senior Designer, Victor Robles	2	2	2	4	8	4	1	2	2	1	\$275.00	\$ 7,700.00
Architectural Designer, TBD	2	2	2	4	20	10	8	8	8	4	\$180.00	\$ 12,240.00
Interior Designer Director, Sherine Teymour	2	4	4	4	10	4	0	0	0	0	\$350.00	\$ 9,800.00
Interior Designer, TBD	2	4	4	4	20	10	1	8	0	0	\$180.00	\$ 9,540.00
QA/QC, Joseph Monfreda	0	0	0	0	0	0	0	0	0	0	\$350.00	\$ 0.00
TOTAL	10	14	14	18	60	30	12	20	12	7		\$44,180.00
In-House Engineering (Basis of Design Narratives)												
MEP + Technology + Low Voltage + Security + FP Engineer, TBD	0	0	0	0	0	0	0	0	0	0	\$280.00	\$ 0.00
Structural Engineer, TBD	0	0	0	0	0	0	0	0	0	0	\$270.00	\$ 0.00
Civil Engineer, TBD	0	0	0	0	0	0	0	0	0	0	\$275.00	\$ 0.00
Landscape Architect, TBD	0	0	0	0	0	0	0	0	0	0	\$210.00	\$ 0.00
TOTAL	0	0	0	0	0	0	0	0	0	0		\$0.00
	Hours										Total Hours	Cost/Total
GRAND TOTAL	10	14	14	18	60	30	12	20	12	7	197	\$44,180.00

HOURLY RATES

The following hourly rate tables for all proposed personnel are included for potential future additional services not specifically identified in the base Scope of Work. Any additional services will be performed only upon written authorization from the City.

ARCHITECTURE (PBK)	HOURLY RATE
Principal / Client Executive Director	\$350.00
Senior Project Manager / Director	\$310.00
Project Manager	\$300.00
Senior Project Architect	\$275.00
Project Architect	\$260.00
Construction Services Manager	\$250.00
Construction Services Coordinator	\$200.00
Production Staff	\$180.00
Draftsman	\$180.00
Interior Designer	\$170.00
Intern	\$155.00
Designer	\$130.00
Administrative	\$120.00

LANDSCAPE ARCHITECTURE (PBK)	HOURLY RATE
Principal / Client Executive / Director	\$350.00
Project Manager	\$230.00
Senior Landscape Architect / Designer	\$210.00
Production Staff	\$180.00
Landscape Architect / Designer	\$175.00
Administrative	\$120.00

CIVIL ENGINEERING (PBK)	HOURLY RATE
Principal / Client Executive / Director (President/VP)	\$350.00
Project Manager	\$300.00
Construction Services Manager	\$250.00
Civil Engineer	\$275.00
Production Staff	\$180.00
Civil Draftsman	\$160.00
Administrative	\$120.00

MEP/T ENGINEERING (PBK)	HOURLY RATE
Principal / Client Executive / Director	\$350.00
Senior Project Manager / Director	\$325.00
Project Manager	\$300.00
Mechanical / Electrical / Plumbing / IT Engineer	\$280.00
Mechanical / Electrical / Plumbing / IT Designer	\$250.00
Construction Services Manager	\$250.00
Construction Administrator / Services Coordinator	\$200.00
MEP Draftsman / Production Staff	\$180.00
BIM Technician	\$170.00
Administrative	\$120.00

STRUCTURAL ENGINEERING (PBK)	HOURLY RATE
Principal / Client Executive / Director	\$350.00
Senior Project Manager / Director	\$325.00
Project Manager	\$300.00
Senior Project Engineer	\$285.00
Project Engineer	\$270.00
BIM Manager / Structural Senior Designer	\$230.00
Production Staff	\$180.00
BIM Technician / Structural Designer	\$170.00
Administrative	\$120.00

EXHIBIT “D”

SCHEDULE OF PERFORMANCE

- I. Consultant shall perform all services timely in accordance with the following schedule:**

*Finalized deadline dates will be contingent upon actualized projects schedules, which shall be approved by the City in writing. Consultant will coordinate with City and Project Staff to ensure timely completion of services and adherence to approved task schedules.

- II. The Project Manager may approve extensions for performance of the services in accordance with Section 3.2.**