

## SERVICES AGREEMENT

ACCO ENGINEERED SYSTEMS, INC.

### RPU MISSION SQUARE BUILDING RETURN FAN REPAIR, IFB No. 8173

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and ACCO ENGINEERED SYSTEMS, INC. a California corporation (“Contractor”), mutually agree as follows:

1. **Scope of Services.** Contractor shall furnish all labor, materials and equipment for and perform the work of **RPU Mission Square Building Return Fan Repair, IFB No. 8173** (“Services”). Contractor shall perform the Services in accordance with the provisions and requirements of the Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference.

2. **Term.** This Agreement shall be in effect for **90 days from the date first written above**, unless otherwise terminated pursuant to the provisions herein.

3. **Compensation.** City shall pay Contractor for the performance of the Services during the initial term of this Agreement a Contract Price not to exceed **Two Hundred Eighty Three Thousand Five Hundred Eighty Six Dollars (\$283,586.00)** unless an increase is agreed to by the parties. City shall pay Contractor for Services performed to City’s satisfaction on a monthly basis in accordance with the provisions of the Compensation Schedule attached hereto as Exhibit “B” and incorporated herein by this reference. If the term of the Agreement is extended, Contractor’s compensation for the extended term shall be mutually agreed upon in writing by the parties.

4. **General Compliance with Laws.** Contractor shall keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Contractor, or in any way affect the performance of Services by Contractor pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws, ordinances and regulations, and shall be solely responsible for any failure to comply with all applicable laws, ordinances and regulations.

5. **Business Tax Certificate.** As a condition of this Agreement, Contractor shall secure a business tax certificate to operate in the City of Riverside pursuant to Chapter 5.04 of the Riverside Municipal Code, and shall also secure any other licenses or permits which may be required.

6. **Business Tax and Penalties.** Contractor acknowledges and agrees that with respect to any business tax or penalties thereon, utility charges, invoiced fee or other debt which is owed, or which becomes owed, by Contractor to City, City reserves the right to withhold and offset said amounts from any payments, refunds or reimbursements owed by City to Contractor under the Agreement. Notice of such withholding and offset shall promptly be given to Contractor by City in writing. In the event of a dispute as to the amount owed or whether such amount is owed to City,

City will hold such disputed amount until either the appropriate appeal process has been completed or until the dispute has been resolved.

7. **Personnel.** Contractor shall furnish all personnel necessary to perform the Services and shall be responsible for their performance and compensation. The key personnel are listed in Exhibit "C," attached hereto and incorporated herein by reference. Contractor shall furnish qualified personnel to perform the Services.

8. **Assignment and Subcontracting.** Neither party shall assign any right, interest, or obligation in or under this Agreement to any other entity without prior written consent of the other party. In any event, no assignment shall be made unless the assignee expressly assumes the obligations of assignor under this Agreement, in a writing satisfactory to the parties. Contractor acknowledges that any assignment may, at the City's sole discretion, require City Manager and/or City Council approval. Contractor shall not subcontract any portion of the work required by this Agreement without prior written approval by the responsible City Contract Administrator. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including without limitation, the insurance obligations set forth in Section 11. The Contractor acknowledges and agrees that the City is an intended beneficiary of any work performed by any subcontractor for purposes of establishing a duty of care between any subcontractor and the City.

9. **Independent Contractor.** In the performance of this Agreement, Contractor, and Contractor's employees, subcontractors and agents, shall act in an independent capacity as independent contractors, and not as officers or employees of the City of Riverside. Contractor acknowledges and agrees that the City has no obligation to pay or withhold state or federal taxes or to provide workers' compensation or unemployment insurance to Contractor, or to Contractor's employees, subcontractors and agents. Contractor, as an independent contractor, shall be responsible for any and all taxes that apply to Contractor as an employer.

10. **Indemnification.** Except as to the sole negligence or willful misconduct of the City, Contractor shall indemnify and hold harmless the City, and the City's employees, officers, managers, agents and council members from any liability, claim, damage or action whatsoever, to the extent it is based or asserted upon any wrongful act or omission of Contractor, its officers, employees, subcontractors, agents or representatives, or arises out of or in any way relates to this agreement including but not limited to property damage, bodily injury, or death. Contractor shall defend, at its sole cost and expense, including but not limited to attorney fees, cost of investigation, defense and settlement or awards, the City and the City's employees, officers, managers, agents and council members in any such action or claim. With respect to any action or claim subject to indemnification herein by Contractor, Contractor shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of City; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes Contractor's indemnification of City. Contractor's obligations hereunder shall be satisfied when Contractor has provided to City the appropriate form of dismissal (or similar document) relieving the City from any liability for the action or claim involved. The specified insurance limits required in this Agreement shall in no way limit or circumscribe Contractor's obligations to indemnify and hold harmless the City.

## 11. Insurance.

11.1 General Provisions. Prior to the City's execution of this Agreement, Contractor shall provide satisfactory evidence of, and shall thereafter maintain during the term of this Agreement, such insurance policies and coverages in the types, limits, forms and ratings required herein. The rating and required insurance policies and coverages may be modified in writing by the City's Risk Manager or City Attorney, or a designee, unless such modification is prohibited by law.

11.1.1 Limitations. These minimum amounts of coverage shall not constitute any limitation or cap on Contractor's indemnification obligations under Section 10 hereof.

11.1.2 Ratings. Any insurance policy or coverage provided by Contractor or subcontractors as required by this Agreement shall be deemed inadequate and a material breach of this Agreement, unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

11.1.3 Cancellation. The policies shall not be canceled unless thirty (30) days' prior written notification of intended cancellation has been given to City by certified or registered mail, postage prepaid.

11.1.4 Adequacy. The City, its officers, employees and agents make no representation that the types or limits of insurance specified to be carried by Contractor pursuant to this Agreement are adequate to protect Contractor. If Contractor believes that any required insurance coverage is inadequate, Contractor will obtain such additional insurance coverage as Contractor deems adequate, at Contractor's sole expense.

11.2 Workers' Compensation Insurance. By executing this Agreement, Contractor certifies that Contractor is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation, or to undertake self-insurance before commencing any of the work. Contractor shall carry the insurance or provide for self-insurance required by California law to protect said Contractor from claims under the Workers' Compensation Act. Prior to City's execution of this Agreement, Contractor shall file with City either 1) a certificate of insurance showing that such insurance is in effect, or that Contractor is self-insured for such coverage, or 2) a certified statement that Contractor has no employees, and acknowledging that if Contractor does employ any person, the necessary certificate of insurance will immediately be filed with City. Any certificate filed with City shall provide that City will be given ten (10) days' prior written notice before modification or cancellation thereof.

11.3 Commercial General Liability and Automobile Insurance. Prior to City's execution of this Agreement, Contractor shall obtain, and shall thereafter maintain during the term of this Agreement, commercial general liability insurance and automobile liability insurance as required to insure Contractor against damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from or which may concern operations by

anyone directly or indirectly employed by, connected with, or acting for or on behalf of Contractor. The City, and its officers, employees and agents, shall be named as additional insureds under the Contractor's insurance policies.

11.3.1 Contractor's commercial general liability insurance policy shall cover both bodily injury (including death) and property damage (including, but not limited to, premises operations liability, products-completed operations liability, independent contractor's liability, personal injury liability, and contractual liability) in an amount not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000.

11.3.2 Contractor's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 per occurrence and an aggregate limit of not less than \$1,000,000. All of Contractor's automobile and/or commercial general liability insurance policies shall cover all vehicles used in connection with Contractor's performance of this Agreement, which vehicles shall include, but are not limited to, Contractor owned vehicles, Contractor leased vehicles, Contractor's employee vehicles, non-Contractor owned vehicles and hired vehicles.

11.3.3 Prior to City's execution of this Agreement, copies of insurance policies or original certificates along with additional insured endorsements acceptable to the City evidencing the coverage required by this Agreement, for both commercial general and automobile liability insurance, shall be filed with City and shall include the City and its officers, employees and agents, as additional insureds. Said policies shall be in the usual form of commercial general and automobile liability insurance policies, but shall include the following provisions:

It is agreed that the City of Riverside, and its officers, employees and agents, are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the City of Riverside.

11.3.4 The insurance policy or policies shall also comply with the following provisions:

a. If the policy is written on a claims made basis, the certificate should so specify and the policy must continue in force for one year after completion of the services. The retroactive date of coverage must also be listed.

b. The policy shall specify that the insurance provided by Contractor will be considered primary and not contributory to any other insurance available to the City and Endorsement No. CG 20010413 shall be provided to the City.

12. **Termination.** City shall have the right to terminate any or all of Contractor's Services and work covered by this Agreement at any time upon thirty (30) calendar days' written notice to Contractor. In the event of such termination, Contractor shall submit Contractor's final written statement of the amount of services provided as of the date of such termination for payment by the City.

Notwithstanding the foregoing, the City may terminate Contractor's performance of this Agreement upon five (5) calendar days' written notice if:

- (1) Contractor fails to promptly begin performance of the Services;
- (2) Contractor fails to perform the Services;
- (3) Contractor discontinues performance of the Services;
- (4) Contractor fails to make payment to employees in accordance with applicable law;
- (5) Contractor disregards laws, ordinances, or rules, regulations, or orders of a public authority having jurisdiction;
- (6) Contractor otherwise is guilty of breach of a provision of this Agreement;
- (7) Contractor becomes insolvent, is adjudicated bankrupt, or makes a general assignment for the benefit of creditors and fails to provide City with adequate assurances of Contractor's ability to satisfy its contractual obligations.
- (8) A receiver, trustee, or other judicial officer shall not have any right, title, or interest in or to this Agreement. Upon that person's appointment, City has, at its option and sole discretion, the right to immediately cancel the Agreement and declare it null and void.

13. **Non-Discrimination.** During Contractor's performance of this Agreement, Contractor shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, gender, gender identity, genetic information, gender expression, sex or sexual orientation, military and veteran status, in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Contractor agrees to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

14. **City's Right to Employ Other Consultants/Contractors.** City reserves the right to employ other Contractors in connection with the Services. If the City is required to employ another contractor to complete Contractor's work, due to the failure of the Contractor to perform, or due to the breach of any of the provisions of this Agreement, the City reserves the right to seek reimbursement from Contractor.

15. **Conflict of Interest.** Contractor, for itself and on behalf of the individuals listed in Exhibit "C", represents and warrants that by the execution of this Agreement, they have no interest, present or contemplated, affected by the above-described Services. Contractor further

warrants that neither Contractor, nor the individuals listed in Exhibit “C” have any real property, business interests or income interests that will be affected by this project or, alternatively, that Contractor will file with the City an affidavit disclosing any such interest.

16. **Solicitation.** Contractor warrants that Contractor has not employed or retained any person or agency to solicit or secure this Agreement, nor has it entered into any agreement or understanding for a commission, percentage, brokerage, or contingent fee to be paid to secure this Agreement. For breach of this warranty, City shall have the right to terminate this Agreement without liability and pay Contractor only for the value of work Contractor has actually performed, or, in its sole discretion, to deduct from the Agreement price or otherwise recover from Contractor the full amount of such commission, percentage, brokerage or commission fee. The remedies specified in this section shall be in addition to and not in lieu of those remedies otherwise specified in this Agreement.

17. **Prevailing Wage.** If applicable, pursuant to Section 1771 of the California Labor Code, Contractors are required to pay the general prevailing rates of per diem wages, overtime and holiday wages as determined by the Director of the Department of Industrial Relations and implemented by Resolution No. 13346 of the City Council of the City of Riverside. The Director’s determination of prevailing wage rates is available on-line at [www.dir.ca.gov/dlsr/DPreWageDetermination.htm](http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm), and is referred to and made a part hereof as though fully set forth herein. Contractor is aware of and stipulates that Contractor will also comply with California Labor Code Sections 1725.5 and 1771.1 requiring all general contractors and subcontractors to be registered with DIR, when applicable. Registration can be accomplished through the DIR website by using this link: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

18. **Notices.** Service of any notices, bills, invoices or other documents required or permitted under this Agreement shall be sufficient if sent by one party to the other by United States mail, postage prepaid and addressed as follows:

To City

**Public Utilities Department**  
City of Riverside  
**Attn: General Manager**  
**3750 University Ave, 5<sup>th</sup> Floor**  
**Riverside, CA 92501**

To Contractor

**ACCO Engineered Systems, Inc.**  
**Attn: Josef Miller**  
**888 E. Walnut Avenue**  
**Pasadena, CA 91101**

19. **Venue.** Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in the Superior Court of California, County of Riverside and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

20. **Waiver.** No action or failure to act by the City shall constitute a waiver of any right or duty afforded City under this Agreement, nor shall any action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically provided in this Agreement or as may be agreed in writing.

21. **Severability.** Each provision, term, condition, covenant and/or restriction, in whole and in part, in this Agreement shall be considered severable. In the event any provision, term, condition, covenant and/or restriction, in whole and/or in part, in this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant and/or restriction of this Agreement and the remainder of the Agreement shall continue in full force and effect.

22. **Amendments.** This Agreement may be modified or amended only by a written agreement and/or change order executed by the Contractor and City.

23. **Authority.** The individuals executing this Agreement and the instruments referenced herein on behalf of Contractor each represent and warrant that they have the legal power, right and actual authority to bind Contractor to the terms and conditions hereof and thereof.

24. **Entire Agreement.** This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Agreement by, and neither party is relying on, any representation or warranty outside those expressly set forth in this Agreement.

25. **Digital and Counterpart Signatures.** Each party to this Agreement intends and agrees to the use of digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (Civil Code §§ 1633.1, et seq.), California Government Code § 16.5, and California Code of Regulations Title 2 Division 7 Chapter 10, to execute this Agreement. The parties further agree that the digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures for purposes of validity, enforceability, and admissibility. For purposes of this section, a “digital signature” is defined in subdivision (d) of Section 16.5 of the Government Code and is a type of “electronic signature” as defined in subdivision (h) of Section 1633.2 of the Civil Code. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each certified or authenticated electronic copy of an encrypted digital signature shall be deemed a duplicate original, constituting one and the same instrument and shall be binding on the parties hereto.

26. **Interpretation.** City and Contractor acknowledge and agree that this Agreement is the product of mutual arms-length negotiations and accordingly, the rule of construction, which provides that the ambiguities in a document shall be construed against the drafter of that document, shall have no application to the interpretation and enforcement of this Agreement.

26.1 Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of the Agreement or any of its terms. Reference to section numbers, are to sections in the Agreement unless expressly stated otherwise.

26.2 This Agreement shall be governed by and construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement.

26.3 In the event of a conflict between the body of this Agreement and Exhibit “A” - Scope of Services hereto, the terms contained in Exhibit “A” shall be controlling.

27. **Exhibits.** The following exhibits attached hereto are incorporated herein to this Agreement by this reference:

Exhibit “A” - Scope of Services

Exhibit “B” - Compensation

Exhibit “C” - Key Personnel

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF RIVERSIDE,  
a California charter city and municipal  
corporation

ACCO Engineered Systems, Inc. a  
California corporation,

By: \_\_\_\_\_  
City Manager

By: Carlton Seyforth  
Carlton Seyforth (Apr 25, 2025 09:39 PDT)  
Print Name: Carlton Seyforth  
Title: Assistant Secretary

Attest: \_\_\_\_\_  
City Clerk

**and**

Certified as to Availability of Funds:

By: Hugh Palmer  
Hugh Palmer (Apr 29, 2025 09:51 PDT)  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: [Signature]  
Chief Financial Officer

Approved as to Form:

By: [Signature]  
Deputy City Attorney

**EXHIBIT "A"**

**SCOPE OF SERVICES**

April 7, 2025

Kristan Nordmeyer  
City of Riverside  
3750 University Ave.  
Riverside, CA 92501

**Project: Vane Axial Return Fans Replacement Proposal – IFB 8173**

Dear Kristan:

ACCO Engineered Systems is pleased to submit a proposal to remove and replace two (2) existing vane axial fans and return with fan wall arrays at the location referenced above. The scope and pricing outlined below is based on field surveys and observations, as well as IFB 8173 documentation.

To minimize interruption to building operation, this scope is planned for a single weekend shutdown. Overtime labor and prevailing wage are included within the pricing.

**Scope of Work:**

- *Provide mechanical engineering services to generate return fan replacement mechanical drawings, to include equipment attachment details. Obtain mechanical permit.*
- Perform pre-construction TAB readings as outlined within the IFB. *Zone TAB readings are not included.*
- Isolate electrical power to two (2) vane axial return fans within the penthouse level.
- Safe off and temporarily remove Building Management System (BMS) controls as applicable.
- Demolish and remove two (2) vane axial return fans, sheet metal connections, electrical connections and associated concrete piers.
- Provide removal and transportation of demolished materials.
- Furnish and install two (2) fan wall arrays, attaching to existing concrete deck. New fan wall arrays to meet performance requirements as outlined within the IFB, to include BACnet compatibility and local HMI touchscreen controls.
- Remove and replace two (2) VFDs and wire in series with two (2) new fan wall arrays.
- Remove and replace electrical circuit from adjacent MCC panels to comply with new fan wall requirements.
- Remove and replace adjacent sheet metal duct connections to connect to existing main ductwork. Reinstall existing sound attenuators.
- Furnish and install two (2) new duct static pressure transducers, to include circuits to new VFDs if required.
- Start up, test and check two (2) new fan wall arrays for proper operation.

- Perform TAB traversals for two (2) fan wall arrays as outlined within the IFB. *Zone air balancing is not included within this scope.*
- Reattach and integrate two (2) new fan arrays with BMS controls.
- Shutdown work will be performed **outside** normal hours. Other work will be performed during normal hours.
- Materials supplied shall be warranted per terms and conditions of the standard manufacturer's limited warranty provision but in no instance shall such assurances extend for a period of less than one (1) year from date of completion. All ACCO workmanship shall be fully warranted for a period of one (1) year from the date of completion.

**Pricing:**

**Base bid for the scope of work above is**

**\$279,386.00**

**Exclusions:**

- *The pricing contained in this quote is time sensitive. Current market uncertainty and rapid inflation in most commodities and product prices have affected ACCO's ability to predict future costs with certainty. Accordingly, this quotation is valid for **twenty (20) days from the date above**. Receipt of a signed quote / purchase order after the expiration of the above date may require a price adjustment.*
- Detection, abatement, encapsulation or removal of asbestos or products, materials or equipment containing asbestos.
- Engineering services not outlined above, to include structural engineering calculations or corrections, Title 24 acceptance and HERS testing.
- General Contracting work not outlined above: structural reinforcing or calculations, painting, patching, concrete and other housekeeping pads, framing, ceiling work, drywall enclosures and rated access doors.
- All Life Safety Work. Wiring, relays, fire panels, duct smoke detectors and conduit.
- Mechanical variances and plan fees imposed by permitting authority.
- Any existing deficiencies or missing HVAC / controls devices in the base building system.
- Repair or upgrade to the Electrical Distribution System within the facility.

## Request For Clarification #1 TO IFB #8173

Request For Clarification #1 (“RFC #1”) is considered to be part of the Invitation for Bids (“IFB”). All other terms of the IFB remain unchanged and in effect. This RFC #1 is intended to provide additional clarification to the Company’s submitted proposal to the above-referenced IFB. Any information contained herein will be considered part of the IFB, and as such will be used in the evaluation of the bid responses. This is not a request for an updated or amended proposal, this is simply a request for clarification on how your proposal as submitted meets the requirements stated in the City IFB.

Please return RFC #1 by completing and returning all pages with a signed cover page before **04/16/2025, by 2:00PM Pacific Time** to [knordmeyer@riversideca.gov](mailto:knordmeyer@riversideca.gov). Late responses will deem the Company non-responsive and will not be considered for award.

### 1. IFB 8173 – Section 13. Withdrawal of Bid

All Bids shall be firm offers and may not be withdrawn for a period of ninety (90) days following the deadline date for submission of Bids noted herein. Submitted Bids may be withdrawn at any time prior to the submission deadline.

**Action Required:**

Please verify that your quote is valid until July 7<sup>th</sup>, 2025:  Yes  No

### 2. IFB 8173 – Scope of Services

#### 4. Remodel Scope:

- Furnish and install two (2 ea.) new fan arrays (one for each removed fan)
  - Fan Array Basis of Design is Q-PAC (Alternates must be approved in advance of bid)

**Action Required:**

Please verify that the provided quote is Q-PAC:  Yes  No

### 3. IFB 8173 – General Clarification

Base bid includes Q-PAC motors. If awarded contract, an option for substitution will be provided which may reduce cost, upon your acceptance.

**Action Required:**

Please provide the lead time for materials: \_\_\_\_\_/Days

Standard lead time is 8-10 weeks, plus 1 week transit.  
An option to reduce lead time by 4 weeks is available for an additional \$4,200.

**EXHIBIT "B"**  
**COMPENSATION**

April 7, 2025

Kristan Nordmeyer  
City of Riverside  
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Riverside, CA 92501

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- Demolish and remove two (2) vane axial return fans, sheet metal connections, electrical connections and associated concrete piers.
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- All Life Safety Work. Wiring, relays, fire panels, duct smoke detectors and conduit.
- Mechanical variances and plan fees imposed by permitting authority.
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### 2. IFB 8173 – Scope of Services

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**EXHIBIT “C”**

**KEY PERSONNEL**

Josef Miller, Project Manager