

MAINTENANCE AGREEMENT

City Manager's Office
 701 Laurel St., Menlo Park, CA 94025
 tel 650-330-6620



Agreement #:	3049
AGREEMENT FOR SERVICES BETWEEN THE CITY OF MENLO PARK AND SAN JOSE BOILER WORKS (in the amount \$5,000 or less)	
THIS AGREEMENT made and entered into at Menlo Park, California, this <u>9/4/2020</u> , by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as "CITY," and SAN JOSE BOILER WORKS, hereinafter referred to as "FIRST PARTY."	
It is agreed between the CITY and FIRST PARTY as follows:	
1. SERVICES TO BE PERFORMED BY FIRST PARTY	
In consideration of the payment by CITY to FIRST PARTY, as hereinafter provided, FIRST PARTY agrees to perform all the services for the City of Menlo Park as set forth in Exhibit "A," Scope of Services, attached hereto.	
2. AGREEMENT TERM	
The term of this agreement shall be from July 1, 2020 to June 30, 2021 unless mutually agreed upon by CITY and FIRST PARTY in writing.	
3. COMPENSATION AND PAYMENT	
In consideration of the services rendered in accordance with all terms, conditions and specifications set forth herein and in Exhibit "A," CITY shall make payment to FIRST PARTY in the manner specified herein and in Exhibit "A." This compensation shall be based on the rates described in Exhibit "A." Payments shall be monthly for the invoice amount or such other amount as approved by CITY. City shall have the discretion to approve the invoice and the work completed statement. CITY shall have the right to receive, upon request, documentation substantiating charges billed to CITY. CITY shall have the right to perform an audit of the FIRST PARTY's relevant records pertaining to the charges. In the event that the CITY makes any advance payments, FIRST PARTY agrees to refund any amounts in excess of the amount owed by the CITY at the time of agreement termination. CITY reserves the right to withhold payment if the CITY determines that the quantity or quality of the work performed is unacceptable. In no event shall total payment for all services under this agreement exceed \$3000.00 unless mutually agreed upon in writing by the CITY and FIRST PARTY.	
4. RELATIONSHIP OF THE PARTIES	
FIRST PARTY agrees and understands that the work/services performed under this agreement are performed as an Independent Contractor and not as an employee of the City of Menlo Park and that FIRST PARTY acquires none of the rights, privileges, powers or advantages of City employees.	

5. INSURANCE AND INDEMNITY

1. General liability insurance:

FIRST PARTY, at its own expense, shall provide and keep in force, commercial general liability insurance insuring against liability for bodily injury and property damage arising out of its work in an amount of not less than one million dollars (\$1,000,000) for injury to, or death of one person in any one accident or occurrence, and in an amount of not less than one million dollars (\$1,000,000) for injury to, or death of more than one person in any one accident or occurrence, and in the amount of not less than one million dollars (\$1,000,000) per occurrence in respect to damage to property. CITY shall be named as an additional insured on Contractor's commercial general liability insurance policy FIRST PARTY shall provide CITY with a certificate of insurance coverage evidencing said coverage, including a copy of all declarations of exclusions, before commencing work.

2. Automobile liability insurance:

The FIRST PARTY shall maintain automobile liability Insurance pursuant to this agreement in an amount of not less than one million dollars (\$1,000,000) for each occurrence combined single limit or not less than one million dollars (\$1,000,000) for any one (1) person, and one million dollars (\$1,000,000) for any one (1) accident, and three hundred thousand dollars, (\$300,000) property damage. To the full extent permitted by law FIRST PARTY agrees to defend, indemnify and hold CITY, its employees, agents, officials, and officers, harmless from any and all claims, liability for damages caused by contractor's negligent performance of services under this agreement.

3. Professional liability insurance:

FIRST PARTY shall maintain a policy of professional liability insurance, protecting it against claims arising out of the negligent acts, errors, or omissions of FIRST PARTY pursuant to this agreement, in the amount of not less than one million dollars (\$1,000,000) per claim and in the aggregate. Said professional liability insurance is to be kept in force for not less than one (1) year after completion of services described herein.

4. Indemnity:

The FIRST PARTY shall defend, indemnify and hold harmless the CITY, its subsidiary agencies, their officers, agents, employees and servants from all claims, suits or actions that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the FIRST PARTY brought for, or on account of, injuries to or death of any person or damage to property resulting from the performance of any work required by this agreement by FIRST PARTY, its officers, agents, employees and servants. Nothing herein shall be construed to require the FIRST PARTY to defend, indemnify or hold harmless the CITY, its subsidiary agencies, their officers, agents, employees and servants against any responsibility to liability in contravention of Section 2782.8 of the California Civil Code.

6. NON-ASSIGNABILITY

FIRST PARTY shall not assign this agreement or any portion thereof to a third party without the prior written consent of CITY, and any attempted assignment without such prior written consent in violation of this Section shall automatically terminate this agreement.

7. TERMINATION OF AGREEMENT

The CITY may, at any time, terminate this agreement, in whole or in part, for the convenience of CITY, by giving written notice specifying the effective date and scope of such termination. In the event of termination, all finished or unfinished documents, data, studies, maps, photographs, reports, and materials (hereinafter referred to as materials) prepared by FIRST PARTY under this agreement shall become the property of the CITY upon FIRST PARTY'S receipt of final payment and shall be promptly delivered to the CITY. Upon termination, the FIRST PARTY may make and retain a copy of such materials. FIRST PARTY shall be entitled to receive payment for work/services provided before termination of the agreement. Such payment shall be that portion of the full payment, which is determined by comparing the work/services completed to the work/services required by the agreement.

8. WORKERS' COMPENSATION INSURANCE

FIRST PARTY agrees and understands that the CITY does not provide workers' compensation Insurance to, or on behalf of, the FIRST PARTY for the work/services performed, but that said insurance is the sole responsibility of the undersigned.

9. PAYMENT OF PERMITS/LICENSES

FIRST PARTY shall obtain any license, permit, or approval if necessary from any agency whatsoever for the work/services to be performed, at his/her own expense, before commencement of said work/services or forfeit any right to compensation under this agreement.

10. NON-DISCRIMINATION

No person shall illegally be excluded from participation in, denied the benefits of, or be subjected to discrimination under this agreement on account of their race, sex, color, national origin, religion, age, or disability. FIRST PARTY shall ensure full equal employment opportunity for all employees under this agreement.

11. RETENTION OF RECORDS

FIRST PARTY shall maintain all required records for three years after the CITY makes final payment and all other pending matters are closed, and shall be subject to the examination and /or audit of the CITY, a federal agency, and the State of California.

12. MERGER CLAUSE

This agreement, including Exhibit "A" attached hereto and incorporated herein by reference, constitutes the sole agreement of the parties hereto and correctly states the rights, duties, and obligations of each party as of this document's date. Any prior agreement, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. All subsequent modifications shall be in writing and signed by the CITY. In the event of a conflict between the terms, conditions, or specifications set forth herein and those in Exhibit "A" attached hereto, the terms, conditions, or specifications set forth herein shall prevail.

SIGNATURE PAGE TO FOLLOW

This agreement is not valid until signed by both parties.

FOR FIRST PARTY:

DocuSigned by:
Steve Ocampo
C6F4F61FA67D474...

Signature
Steve Ocampo

Printed name

Tax ID

Tax ID#

9/3/2020

Date

President

Title

APPROVED AS TO FORM:

DocuSigned by:
Cara E. Silver
CD6C53C794F6491...

Cara E. Silver, Interim City Attorney

9/3/2020

Date

FOR CITY OF MENLO PARK:

DocuSigned by:
Sean Reinhart
45C048B9664E4B5...

Sean Reinhart, Library and Community Services Director

9/4/2020

Date

ATTEST:

DocuSigned by:
JAA
30280A20D08E491...

Judi A. Herren, City Clerk

9/4/2020

Date



Contractors License # 307847

Date: 8/17/2020

Quotation #GE-081720-M

City of Menlo Park
Attn: Sarah
E-mail: SESandoval@menlopark.org

Re: Boiler annual – Burgess Pool – RBI Futera II – FW500

We are pleased to offer the following quotation to perform one-time annual maintenance and cleaning on the Futera II FW500 hot water boiler.

Total for materials and labor.....**\$1,999.64 plus tax**

Work to be performed during normal working hours (M-F/7:30AM-4:00PM) unless otherwise agreed.
Please let me know if you have any questions.

Notes: Prices are good for 30 days from the date of this quotation. Beyond that, please call to confirm pricing. Prices do not include installation of equipment, unless otherwise noted. Prices do not include sales tax, unless otherwise noted. If there is any suspicion of asbestos in the area in which we will be working, it must be abated by a certified abatement company before we begin any work. SJBW does not provide pipe and or tank insulating services as part of our installations or repair work. However we can offer a number of companies that perform this type of work in order to save the end user (customer) money and avoid the unnecessary sub contract mark up. Please feel free to contact our office for a list of insulating contractors. Any required permits are not included and are the responsibility of others, unless stated otherwise in this quotation. Payment terms: Net 30 days on approved credit. First-time and large dollar amounts will require 50% or 100% payment prior to release of order, per factory standard policy. If there will be contract documentation, notarization, clearance or other administrative requirements for any quotations, additional fees will be added to the final invoice. The labor portion of this quotation is based on our standard current labor rates. If prevailing wage or certified payroll is required, it may be necessary to revise this quotation depending on the trade classification and or scope of the proposed work and location. For copper pipe installation and repairs, SJBW standard is press connection in lieu of solder wherever appropriate and applicable. If solder joining is requested or required, revisions to the quotation may be needed.

Sincerely,

Accepted By: _____

Garen Edwards
garen@sanjoseboiler.com

Please Print: _____

Purchase Order # _____

Annual Inspection Futera Boilers

- ✓ Open cabinet and inspect and clean inside and outside of heat exchanger.
- ✓ Install any new gaskets where necessary
- ✓ Do visual check of burner
- ✓ Inspect, clean and adjust pilot assembly.
- ✓ Close the boiler, test all controls & fire
- ✓ Check and clean air inlet filters and combustion air fan.
- ✓ Test all operating & safety controls to assure proper operation.
- ✓ Check gas and air pressures and fire boiler and check combustion with combustion analyzer, per manufacturer's instructions.
- ✓ Provide a written report indicating the condition of the boiler & any recommendations.

Semi Annual Inspections:

- ✓ **Combustion analysis test (Provide customer w/ Print Out)**
- ✓ Visual inspection of all near boiler piping, float controls, burner linkage
- ✓ Test all safety controls
- ✓ Test & lubricate all fuel valve and air louver linkage assemblies to assure free moment.
- ✓ Document all control settings.
- ✓ Immediately report any abnormalities to the customer

Quarterly Inspections:

- ✓ Visual inspection of all near boiler piping, float controls, burner linkage
- ✓ Test all safety controls
- ✓ Test & lubricate all fuel valve and air louver linkage assemblies to assure free moment.
- ✓ Document all control settings.
- ✓ Immediately report any abnormalities to the customer