

AGREEMENT AMENDMENT

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



Amendment #: 2921.2

AGREEMENT FOR SERVICES BETWEEN THE CITY OF MENLO PARK AND HELLO HOUSING

THIS FIRST AMENDMENT is made and entered into this 12/18/2020, by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as "CITY," and HELLO HOUSING, hereinafter referred to as "FIRST PARTY."

1. Pursuant to Section 4 COMPENSATION AND PAYMENT of Agreement No. 2921, ("Agreement"), Section 4 COMPENSATION AND PAYMENT [amendment to section] to read as follows"
 - A. "CITY shall pay FIRST PARTY an all-inclusive fee that shall not exceed \$145,000 (July 1, 2019 to January 31, 2021) as described in Exhibit "A," Scope of Services. All payments shall be inclusive of all indirect and direct charges to the Project incurred by FIRST PARTY. The CITY reserves the right to withhold payment if the City determines that the quantity or quality of the work performed is unacceptable. "

Except as modified by this Amendment, all other terms and conditions of Agreement No. 2921 remain the same.

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

SIGNATURE PAGE TO FOLLOW

FOR FIRST PARTY:

DocuSigned by:
Mardie Oakes
60D89ED3EC694EE...
Signature

12/17/2020
Date

Mardie Oakes
Printed name

President
Title

[Redacted]
Tax ID#

APPROVED AS TO FORM:

DocuSigned by:
Cara E. Silver
CD6C53C794F6491...
Cara E. Silver, Interim City Attorney

12/17/2020
Date

FOR CITY OF MENLO PARK:

DocuSigned by:
Starla Jerome-Robinson
6BD907BD261744C...
Starla Jerome-Robinson, City Manager

12/18/2020
Date

ATTEST:

DocuSigned by:
Judi A. Herren
39280A20D0BE491...
Judi A. Herren, City Clerk

12/18/2020
Date

City of Menlo Park

Administration of BMR Ownership Program

Ownership Portfolio: Key Assumptions

January, 2021

BMR Ownership Homes in Portfolio	65
Estimated Number of New Sales	0
Estimated Number of Resales	0
Estimated Number of Refinances	1
Estimated Number of Waitlist Members (Ownership)	117
Estimated New Ownership Waitlist Applicants (Ownership)	3
Workshops	1

Ownership Activities

Rates

January, 2021

OWNERSHIP - ANNUAL FIXED FEES

Maintain Website & Field Calls/Emails	\$150 per month	\$	150
Annual Waitlist Update - Ownership (based on stated income)	\$150 per waitlist member	\$	-
BMR Ownership Annual Compliance Monitoring	\$165 per home	\$	-
	Fixed Costs Subtotal	\$	150

OWNERSHIP - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)

New Waitlist Application Processing (based on stated income)	\$165 per waitlist applicant	\$	495
BMR Orientation Meeting/New Applicant Workshops	\$1,000 per workshop	\$	1,000
Management of Resales	\$3,250 per home	\$	-
Review/Approval of Capital Improvements (if applicable in a Resale or Refine)	\$500 per request	\$	-
Management of New Sales (Carryover from Prior Contract's Pricing)	\$2,750 per home	\$	-
Onboarding New BMR Ownership Files into Portfolio	\$145 per file	\$	-
Management of Refinances	\$850 per home	\$	850
Marketing and Management of BMR Resale	\$125 per hour	\$	1,000
	Variable Costs Subtotal	\$	3,345

Fixed Fees	\$	150
Variable Fees	\$	3,345
Total Estimated Fees	\$	3,495

City of Menlo Park

Administration of BMR Rental Program

Rental Portfolio: Key Assumptions

January, 2021

Total Number of Menlo-Owned Rental Units in Portfolio		4
Total Number of Inclusionary Rental Units subject to Compliance Monitoring.		39
Total Number of new Inclusionary Units		12
New Units Lease ups in City Owned Units		1
Estimated Number of Interest List Members (Rental)		72
Estimated New Interest List Applicants Per Year (Rental)		2
Annual Escalator		

Rental Activities

Rates

January, 2021

RENTAL - ANNUAL FIXED FEES			
Annual Interest List Update - Rental	\$125 per applicant	\$	-
Annual Report	\$250 per year	\$	-
BMR Rental Recertification/Compliance Monitoring	\$750 per unit	\$	-
		<i>Fixed Cost Subtotal</i>	\$ -
RENTAL - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
New Interest List Members	\$165 per applicant	\$	330
		\$	330
		<i>January 2021 Fixed Costs</i>	\$ -
		<i>Projected January 2021 Variable Costs*</i>	\$ 330
		<i>Total Rental Costs</i>	\$ 330

Loan Servicing: Key Assumptions

January, 2021

No. of Active Loans with Monthly Payments		38
No. of Deferred Loans		2
Estimated No. of Delinquent Loans		0
Estimated No. of Deferral Requests		0
Estimated No. of Loan Payoffs		0
Annual Escalator		

Loan Servicing: Key Activities

Rates

January, 2021

ANNUAL FIXED FEES			
Monthly Servicing Fee - Active Payment Loans	\$35 per month	\$	1,330
Monthly Servicing Fee - Deferred Payment Loans	\$25 per month	\$	300
1098 Tax Preparation, Loan Balance Reconciliation, Borrower Communication:	\$1,750 per year	\$	-
		<i>Annual Fixed Cost Subtotal</i>	\$ 1,630
ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
Delinquent Loan Outreach	\$1000 per file	\$	-
Loan Deferral Request	\$1000 per file	\$	-
Loan Payoff	\$500 per file	\$	-
Allowance for Hourly	\$145 per hour	\$	580
		\$	580
		<i>Total Loan Servicing Costs</i>	\$ 2,210

Estimated Total Compensation for January 2021

BMR Program Administration		January, 2021
Ownership Portfolio		
Annual Fixed Costs*	\$	150
Projected Variable Costs**	\$	3,345
	\$	3,495
Rental Portfolio		
Annual Fixed Costs*	\$	-
Projected Variable Costs	\$	330
	\$	330
Loan Servicing		
Annual Fixed Costs*	\$	1,630
Projected Variable Costs	\$	580
	\$	2,210
Rental, Ownership & Loan Servicing		
Annual Fixed Costs*	\$	1,780
Projected Variable Costs**	\$	4,255
Total Costs	\$	6,035

Hourly Consulting Fees (for services outside base scope described in "Proposed Pricing")

President	\$225
Vice President	\$175
Program Director	\$145
Program Manager	\$125
Program Associate	\$75

Notes

AGREEMENT AMENDMENT

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



Amendment #: 2921.1

AGREEMENT FOR SERVICES BETWEEN THE CITY OF MENLO PARK AND HELLO HOUSING

THIS FIRST AMENDMENT is made and entered into this 8/30/2020, by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as "CITY," and HELLO HOUSING, hereinafter referred to as "FIRST PARTY."

1. Pursuant to Section 4 COMPENSATION AND PAYMENT of Agreement No. 2921, ("Agreement"), Section 4 COMPENSATION AND PAYMENT [amendment to section] to read as follows"
 - A. "CITY shall pay FIRST PARTY an all-inclusive fee that shall not exceed \$125,000 (July 1, 2019 to December 31, 2020) as described in Exhibit "A," Scope of Services. All payments shall be inclusive of all indirect and direct charges to the Project incurred by FIRST PARTY. The CITY reserves the right to withhold payment if the City determines that the quantity or quality of the work performed is unacceptable. "

Except as modified by this Amendment, all other terms and conditions of Agreement No. 2921 remain the same.

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

SIGNATURE PAGE TO FOLLOW

FOR FIRST PARTY:

DocuSigned by:
Mardie Oakes
2A4E59C708D2431...
Signature

Mardie Oakes

Printed name


Tax ID#

8/20/2020

Date

President

Title

APPROVED AS TO FORM:

DocuSigned by:
Cara E. Silver
CD6C53C794F6491...
Cara E. Silver, Interim City Attorney

8/29/2020

Date

FOR CITY OF MENLO PARK:

DocuSigned by:
Starla Jerome-Robinson
6BD907BD261744C...
Starla Jerome-Robinson, City Manager

8/30/2020

Date

ATTEST.

DocuSigned by:
Judi A. Herren
39280A20D0BE491...
Judi A. Herren, City Clerk

8/30/2020

Date

PROFESSIONAL SERVICES AGREEMENT

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



Agreement #: 2921

AGREEMENT FOR SERVICES BETWEEN THE CITY OF MENLO PARK AND HELLO HOUSING

THIS AGREEMENT made and entered into at Menlo Park, California, this 4/20/2020,
by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as
"CITY," and HELLO HOUSING, hereinafter referred to as "FIRST PARTY."

WITNESSETH:

WHEREAS, CITY desires to retain FIRST PARTY to provide certain professional services for CITY in
connection with that certain project called: Administration of below market rate (BMR) program

WHEREAS, FIRST PARTY is licensed to perform said services and desires to and does hereby
undertake to perform said services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND
CONDITIONS of each of the parties hereto, it is hereby agreed as follows:

1. SCOPE OF WORK

In consideration of the payment by CITY to FIRST PARTY, as hereinafter provided, FIRST PARTY
agrees to perform all the services as set forth in Exhibit "A," Scope of Services.

2. SCHEDULE FOR WORK

FIRST PARTY's proposed schedule for the various services required pursuant to this agreement will
be as set forth in Exhibit "A," Scope of Services. CITY will be kept informed as to the progress of work
by written reports, to be submitted monthly or as otherwise required in Exhibit "A." Neither party shall
hold the other responsible for damages or delay in performance caused by acts of God, strikes,
lockouts, accidents or other events beyond the control of the other, or the other's employees and
agents.

FIRST PARTY shall commence work immediately upon receipt of a "Notice to Proceed" from CITY.
The "Notice to Proceed" date shall be considered the "effective date" of the agreement, as used
herein, except as otherwise specifically defined. FIRST PARTY shall complete all the work and deliver
to CITY all project related files, records, and materials within one month after completion of all of
FIRST PARTY's activities required under this agreement.

3. PROSECUTION OF WORK

FIRST PARTY will employ a sufficient staff to prosecute the work diligently and continuously and will
complete the work in accordance with the schedule of work approved by the CITY. (See Exhibit "A,"
Scope of Services).

4. COMPENSATION AND PAYMENT

- A. CITY shall pay FIRST PARTY an all-inclusive fee that shall not exceed \$75,000 (July 1, 2019 to December 31, 2019 shall be a fixed amount not to exceed \$43,649; January 1, 2020 to June 30, 2020 shall not exceed the balance of \$31,351) as described in Exhibit "A," Scope of Services. All payments shall be inclusive of all indirect and direct charges to the Project incurred by FIRST PARTY. The CITY reserves the right to withhold payment if the City determines that the quantity or quality of the work performed is unacceptable.
- B. FIRST PARTY's fee for the services as set forth herein shall be considered as full compensation for all indirect and direct personnel, materials, supplies and equipment, and services incurred by FIRST PARTY and used in carrying out or completing the work.
- C. Payments shall be monthly for the invoice amount or such other amount as approved by CITY. As each payment is due, the FIRST PARTY shall submit a statement describing the services performed to CITY. This statement shall include, at a minimum, the project title, agreement number, the title(s) of personnel performing work, hours spent, payment rate, and a listing of all reimbursable costs. CITY shall have the discretion to approve the invoice and the work completed statement. Payment shall be for the invoice amount or such other amount as approved by CITY.
- D. Payments are due upon receipt of written invoices. 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.

5. EQUAL EMPLOYMENT OPPORTUNITY

- A. FIRST PARTY, with regard to the work performed by it under this agreement shall not discriminate on the grounds of race, religion, color, national origin, sex, handicap, marital status or age in the retention of sub-consultants, including procurement of materials and leases of equipment.
- B. FIRST PARTY shall take affirmative action to insure that employees and applicants for employment are treated without regard to their race, color, religion, sex, national origin, marital status or handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training including apprenticeship.
- C. FIRST PARTY shall post in prominent places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
- D. FIRST PARTY shall state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, national origin, marital status or handicap.
- E. FIRST PARTY shall comply with Title VI of the Civil Rights Act of 1964 and shall provide such reports as may be required to carry out the intent of this section.
- F. FIRST PARTY shall incorporate the foregoing requirements of this section in FIRST PARTY's agreement with all sub-consultants.

6. ASSIGNMENT OF AGREEMENT AND TRANSFER OF INTEREST

- A. FIRST PARTY shall not assign this agreement, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the CITY thereto, provided, however, that claims for money due or to become due to the FIRST PARTY from the CITY under this agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of an intended assignment or transfer shall be furnished promptly to the CITY.
- B. In the event there is a change of more than 30 percent of the stock ownership or ownership in FIRST PARTY from the date of this agreement is executed, then CITY shall be notified before the date of said change of stock ownership or interest and CITY shall have the right, in event of such change in stock ownership or interest, to terminate this agreement upon notice to FIRST PARTY. In the event CITY is not notified of any such change in stock ownership or interest, then upon knowledge of same, it shall be deemed that CITY has terminated this agreement.

7. INDEPENDENT WORK CONTROL

It is expressly agreed that in the performance of the service necessary for compliance with this agreement, FIRST PARTY shall be and is an independent contractor and is not an agent or employee of CITY. FIRST PARTY has and shall retain the right to exercise full control and supervision of the services and full control over the employment, direction, compensation and discharge of all persons assisting FIRST PARTY in the performance of FIRST PARTY's services hereunder. FIRST PARTY shall be solely responsible for its own acts and those of its subordinates and employees.

8. CONSULTANT QUALIFICATIONS

It is expressly understood that FIRST PARTY is licensed and skilled in the professional calling necessary to perform the work agreed to be done by it under this agreement and CITY relies upon the skill of FIRST PARTY to do and perform said work in a skillful manner usual to the profession. The acceptance of FIRST PARTY's work by CITY does not operate as a release of FIRST PARTY from said understanding.

9. NOTICES

All notices hereby required under this agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid or by overnight courier service. Notices required to be given to CITY shall be addressed as follows:

Rhonda Coffman
 Community Development Department
 City of Menlo Park
 701 Laurel St.
 Menlo Park, CA 94025
 650-330-6614
 rlcoffman@menlopark.org

Notices required to be given to FIRST PARTY shall be addressed as follows:

Mardie Oakes
 Hello Housing



Provided that any party may change such address by notice, in writing, to the other party and thereafter notices shall be addressed and transmitted to the new address.

10. HOLD HARMLESS

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.

11. INSURANCE

- A. FIRST PARTY shall not commence work under this agreement until all insurance required under this Section has been obtained and such insurance has been approved by the City, with certificates of insurance evidencing the required coverage.
- B. There shall be a contractual liability endorsement extending the FIRST PARTY's coverage to include the contractual liability assumed by the FIRST PARTY pursuant to this agreement. These certificates shall specify or be endorsed to provide that thirty (30) days' notice must be given, in writing, to the CITY, at the address shown in Section 9, of any pending cancellation of the policy. FIRST PARTY shall notify CITY of any pending change to the policy. All certificates shall be filed with the City.
1. Workers' compensation and employer's liability insurance:
The FIRST PARTY shall have in effect during the entire life of this agreement workers' compensation and Employer's Liability Insurance providing full statutory coverage. In signing this agreement, the FIRST PARTY makes the following certification, required by Section 18161 of the California Labor Code: "I am aware of the provisions of Section 3700 of the California 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 the Code, and I will comply with such provisions before commencing the performance of the work of this agreement" (not required if the FIRST PARTY is a Sole Proprietor).
 2. Liability insurance:
The FIRST PARTY shall take out and maintain during the life of this agreement such Bodily Injury Liability and Property Damage Liability Insurance (Commercial General Liability Insurance) on an occurrence basis as shall protect it while performing work covered by this agreement from any and all claims for damages for bodily injury, including accidental death, as well as claims for property damage which may arise from the FIRST PARTY's operations under this agreement, whether such operations be by FIRST PARTY or by any sub-consultant or by anyone directly or indirectly employed by either of them. The amounts of such insurance shall be not less than one million dollars (\$1,000,000) per occurrence and one million dollars (\$1,000,000) in aggregate, or one million dollars (\$1,000,000) combined single limit bodily injury and property damage for each occurrence. FIRST PARTY shall provide the CITY with acceptable evidence of coverage, including a copy of all declarations of coverage exclusions. 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 accident 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.
 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.
- C. CITY and its subsidiary agencies, and their officers, agents, employees and servants shall be named as additional insured on any such policies of Commercial General Liability and Automobile Liability Insurance, (but not for the Professional Liability and workers' compensation), which shall also contain a provision that the insurance afforded thereby to the CITY, its subsidiary agencies, and their officers, agents, employees, and servants shall be primary insurance to the full limits of liability of the policy, and that if the CITY, its subsidiary agencies and their officers and employees have other insurance against a loss covered by a policy, such other insurance shall be excess insurance only.
- D. In the event of the breach of any provision of this Section, or in the event any notice is received which indicates any required insurance coverage will be diminished or canceled, CITY, at its option, may, notwithstanding any other provision of this agreement to the contrary, immediately declare a material breach of this agreement and suspend all further work pursuant to this agreement.
- E. Before the execution of this agreement, any deductibles or self-insured retentions must be declared to and approved by CITY.

12. PAYMENT OF PERMITS/LICENSES

Contractor 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.

13. RESPONSIBILITY AND LIABILITY FOR SUB-CONSULTANTS AND/OR SUBCONTRACTORS

Approval of or by CITY shall not constitute nor be deemed a release of responsibility and liability of FIRST PARTY or its sub-consultants and/or subcontractors for the accuracy and competency of the designs, working drawings, specifications or other documents and work, nor shall its approval be deemed to be an assumption of such responsibility by CITY for any defect in the designs, working drawings, specifications or other documents prepared by FIRST PARTY or its sub-consultants and/or subcontractors.

14. OWNERSHIP OF WORK PRODUCT

Work products of FIRST PARTY for this project, which are delivered under this agreement or which are developed, produced and paid for under this agreement, shall become the property of CITY. The reuse of FIRST PARTY's work products by City for purposes other than intended by this agreement shall be at no risk to FIRST PARTY.

15. REPRESENTATION OF WORK

Any and all representations of FIRST PARTY, in connection with the work performed or the information supplied, shall not apply to any other project or site, except the project described in Exhibit "A" or as otherwise specified in Exhibit "A."

16. TERMINATION OF AGREEMENT

- A. CITY may give thirty (30) days written notice to FIRST PARTY, terminating this agreement in whole or in part at any time, either for CITY's convenience or because of the failure of FIRST PARTY to fulfill its contractual obligations or because of FIRST PARTY's change of its assigned personnel on the project without prior CITY approval. Upon receipt of such notice, FIRST PARTY shall:
1. Immediately discontinue all services affected (unless the notice directs otherwise); and
 2. Deliver to the CITY all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated or produced by FIRST PARTY in performing work under this agreement, whether completed or in process.
- B. If termination is for the convenience of CITY, an equitable adjustment in the contract price shall be made, but no amount shall be allowed for anticipated profit on unperformed services.
- C. If the termination is due to the failure of FIRST PARTY to fulfill its agreement, CITY may take over the work and prosecute the same to completion by agreement or otherwise. In such case, FIRST PARTY shall be liable to CITY for any reasonable additional cost occasioned to the CITY thereby.
- D. If, after notice of termination for failure to fulfill agreement obligations, it is determined that FIRST PARTY had not so failed, the termination shall be deemed to have been effected for the convenience of the CITY. In such event, adjustment in the contract price shall be made as provided in Paragraph B of this Section.
- E. The rights and remedies of the CITY provided in this Section are in addition to any other rights and remedies provided by law or under this agreement.
- F. Subject to the foregoing provisions, the CITY shall pay FIRST PARTY for services performed and expenses incurred through the termination date.

17. INSPECTION OF WORK

It is FIRST PARTY's obligation to make the work product available for CITY's inspections and periodic reviews upon request by CITY.

18. COMPLIANCE WITH LAWS

It shall be the responsibility of FIRST PARTY to comply with all State and Federal Laws applicable to the work and services provided pursuant to this agreement, including but not limited to compliance with prevailing wage laws, if applicable.

19. BREACH OF AGREEMENT

- A. This agreement is governed by applicable federal and state statutes and regulations. Any material deviation by FIRST PARTY for any reason from the requirements thereof, or from any other provision of this agreement, shall constitute a breach of this agreement and may be cause for termination at the election of the CITY.
- B. The CITY reserves the right to waive any and all breaches of this agreement, and any such waiver shall not be deemed a waiver of any previous or subsequent breaches. In the event the CITY chooses to waive a particular breach of this agreement, it may condition same on payment by FIRST PARTY of actual damages occasioned by such breach of agreement.

20. SEVERABILITY

The provisions of this agreement are severable. If any portion of this agreement is held invalid by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect unless amended or modified by the mutual consent of the parties.

21. CAPTIONS

The captions of this agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify, or aid in the interpretation, construction, or meaning of any provisions of this agreement.

22. LITIGATION OR ARBITRATION

In the event that suit or arbitration is brought to enforce the terms of this agreement, the prevailing party shall be entitled to litigation costs and reasonable attorneys' fees. The Dispute Resolution provisions are set forth on Exhibit "B," 'Dispute Resolution' attached hereto and by this reference incorporated herein.

23. RETENTION OF RECORDS

Contractor 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.

24. TERM OF AGREEMENT

This agreement shall remain in effect for the period of July 1, 2019 through June 30, 2020 unless extended, amended, or terminated in writing by CITY.

25. ENTIRE AGREEMENT

This document constitutes the sole agreement of the parties hereto relating to said project and states the rights, duties, and obligations of each party as of the document's date. Any prior agreement, promises, negotiations, or representations between parties not expressly stated in this document are not binding. All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the parties to this agreement.

26. STATEMENT OF ECONOMIC INTEREST

Consultants, as defined by Section 18701 of the Regulations of the Fair Political Practices Commission, Title 2, Division 6 of the California Code of Regulations, are required to file a Statement of Economic Interests with 30 days of approval of a contract services agreement with the City of its subdivisions, on an annual basis thereafter during the term of the contract, and within 30 days of completion of the contract.

Based upon review of the Consultant's Scope of Work and determination by the City Manager, it is determined that Consultant IS NOT required to file a Statement of Economic Interest. A statement of Economic Interest shall be filed with the City Clerk's office no later than 30 days after the execution of the agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

FOR FIRST PARTY:

DocuSigned by:
Mardie Oakes
2A4E59C708D2431...

Signature

Mardie Oakes

Printed name



Tax ID#

4/16/2020

Date

President

Title

APPROVED AS TO FORM:

DocuSigned by:
Cara E. Silver
CD6C53C794F6491...

Cara E. Silver, Interim City Attorney

4/16/2020

Date

FOR CITY OF MENLO PARK:

DocuSigned by:
Starla Jerome-Robinson
6BD907BD261744C...

Starla Jerome-Robinson, City Manager

4/20/2020

Date

ATTEST:

DocuSigned by:
Judi A. Herren
39280A20D0BE491...

Judi A. Herren, City Clerk

4/20/2020

Date

EXHIBIT "A" – SCOPE OF SERVICES**A1. SCOPE OF WORK**

FIRST PARTY agrees to provide consultant services for CITY's Community Development Department. In the event of any discrepancy between any of the terms of the FIRST PARTY's proposal and those of this agreement, the version most favorable to the CITY shall prevail. FIRST PARTY shall provide the following services:

Provide general consultant services for projects as determined by the CITY. The detailed scope of work for each task the CITY assigns the consultant shall be referred to as Exhibit A -1, which will become part of this agreement. A notice to proceed will be issued separately for each separate scope of work agreed to between the CITY and FIRST PARTY.

FIRST PARTY agrees to perform these services as directed by the CITY in accordance with the standards of its profession and CITY's satisfaction.

A2. COMPENSATION

CITY hereby agrees to pay FIRST PARTY at the rates to be negotiated between FIRST PARTY and CITY as detailed in Exhibit A-1. The actual charges shall be based upon (a) FIRST PARTY's standard hourly rate for various classifications of personnel; (b) all fees, salaries and expenses to be paid to engineers, consultants, independent contractors, or agents employed by FIRST PARTY; and shall (c) include reimbursement for mileage, courier and plan reproduction. The total fee for each separate Scope of Work agreed to between the CITY and FIRST PARTY shall not exceed the amount shown in Exhibit A-1.

FIRST PARTY shall be paid within thirty (30) days after approval of billing for work completed and approved by the CITY. Invoices shall be submitted containing all information contained in Section A5 below. In no event shall FIRST PARTY be entitled to compensation for extra work unless an approved change order, or other written authorization describing the extra work and payment terms, has been executed by CITY before the commencement of the work.

A3. SCHEDULE OF WORK

FIRST PARTY'S proposed schedule for the various services required will be set forth in Exhibit A-1.

A4. CHANGES IN WORK -- EXTRA WORK

In addition to services described in Section A1, the parties may from time to time agree in writing that FIRST PARTY, for additional compensation, shall perform additional services including but not limited to:

- Change in the services because of changes in scope of the work.
- Additional tasks not specified herein as required by the CITY.

The CITY and FIRST PARTY shall agree in writing to any changes in compensation and/or changes in FIRST PARTY's services before the commencement of any work. If FIRST PARTY deems work he/she has been directed to perform is beyond the scope of this agreement and constitutes extra work, FIRST PARTY shall immediately inform the CITY in writing of the fact. The CITY shall make a determination as to whether such work is in fact beyond the scope of this agreement and constitutes extra work. In the event that the CITY determines that such work does constitute extra work, it shall provide compensation to the FIRST PARTY in accordance with an agreed cost that is fair and equitable. This cost will be mutually agreed upon by the CITY and FIRST PARTY. A supplemental agreement providing for such compensation for extra work shall be negotiated between the CITY and the FIRST PARTY. Such supplemental agreement shall be executed by the FIRST PARTY and may be approved by the City Manager upon recommendation of the Deputy Community Development Director.

A5. BILLINGS

FIRST PARTY's bills shall include the following information: A brief description of services performed, project title and the agreement number; the date the services were performed; the number of hours spent and by whom; the current contract amount; the current invoice amount; Except as specifically authorized by CITY, FIRST PARTY shall not bill CITY for duplicate services performed by more than one person. In no event shall FIRST PARTY submit any billing for an amount in excess of the maximum amount of compensation provided in Section A2.

The expenses of any office, including furniture and equipment rental, supplies, salaries of employees, telephone calls, postage, advertising, and all other expenses incurred by FIRST PARTY in the performances of this agreement shall be incurred at the FIRST PARTY's discretion. Such expenses shall be FIRST PARTY's sole financial responsibility.

EXHIBIT "B" - DISPUTE RESOLUTION

- B1.0** All claims, disputes and other matters in question between the FIRST PARTY and CITY arising out of, or relating to, the contract documents or the breach thereof, shall be resolved as follows:
- B2.0 Mediation**
- B2.1** The parties shall attempt in good faith first to mediate such dispute and use their best efforts to reach agreement on the matters in dispute. After a written demand for non-binding mediation, which shall specify in detail the facts of the dispute, and within ten (10) days from the date of delivery of the demand, the matter shall be submitted to a mutually agreeable mediator. The Mediator shall hear the matter and provide an informal opinion and advice, none of which shall be binding upon the parties, but is expected by the parties to help resolve the dispute. Said informal opinion and advice shall be submitted to the parties within twenty (20) days following written demand for mediation. The Mediator's fee shall be shared equally by the parties. If the dispute has not been resolved, the matter shall be submitted to arbitration in accordance with Paragraph B3.1.
- B3.0 Arbitration**
- B3.1** Any dispute between the parties that is to be resolved by arbitration as provided in Paragraph B2.1 shall be settled and decided by arbitration conducted by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, as then in effect, except as provided below. Any such arbitration shall be held before three arbitrators who shall be selected by mutual agreement of the parties; if agreement is not reached on the selection of the arbitrators within fifteen (15) days, then such arbitrator(s) shall be appointed by the presiding Judge of the court of jurisdiction of the agreement.
- B3.2** The provisions of the Construction Industry Arbitration Rules of the American Arbitration Association shall apply and govern such arbitration, subject, however to the following:
- B3.3** Any demand for arbitration shall be writing and must be made within a reasonable time after the claim, dispute or other matter in question as arisen. In no event shall the demand for arbitration be made after the date that institution of legal or equitable proceedings based on such claim, dispute or other matter would be barred by the applicable statute of limitations.
- B3.4** The arbitrator or arbitrators appointed must be former or retired judges, or attorneys at law with last ten (10) years' experience in construction litigation.
- B3.5** All proceedings involving the parties shall be reported by a certified shorthand court reporter, and written transcripts of the proceedings shall be prepared and made available to the parties.
- B3.6** The arbitrator or arbitrators must be made within and provide to the parties factual findings and the reasons on which the decisions of the arbitrator or arbitrators is based.
- B3.7** Final decision by the arbitrator or arbitrators must be made within ninety (90) days from the date of the arbitration proceedings are initiated.
- B3.8** The prevailing party shall be awarded reasonable attorneys' fees, expert and non-expert witness costs and expenses, and other costs and expenses incurred in connection with the arbitration, unless the arbitrator or arbitrators for good cause determine otherwise.
- B3.9** Costs and fees of the arbitrator or arbitrators shall be borne by the non-prevailing party, unless the arbitrator or arbitrators for good cause determine otherwise.
- B3.10** The award or decision of the arbitrator or arbitrators, which may include equitable relief, shall be final, and judgment may be entered on it in accordance with applicable law in any court having jurisdiction over the matter.

City of Menlo Park

Administration of BMR Ownership Program

Ownership Portfolio: Key Assumptions

7/1/19-12/31/2019

BMR Ownership Homes in Portfolio	65
Recommended % of Ownership Portfolio Subject to Annual Compliance	100%
Estimated Number of New Sales	3
Estimated Number of Resales	0
Estimated Number of Refinances	0
Estimated Number of Waitlist Members (Ownership)	152
Estimated New Ownership Waitlist Applicants Per Year (Ownership)	41
Housing Commission Meetings	0
Workshops	0
Annual Escalator	0

Ownership Activities

Rates

7/1/19-12/31/2019

OWNERSHIP - ANNUAL FIXED FEES			
Program Administration Fee	See footnote (a) below	\$	6,540
Maintain Website & Field Calls/Emails	\$150 per month	\$	900
Annual Waitlist Update - Ownership (based on stated income)	\$150 per waitlist member		
BMR Ownership Annual Compliance Monitoring	\$165 per home	\$	10,725
BMR Over Encumbrance Audit	\$100 per home		
		\$	-
		\$	18,165
OWNERSHIP - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
New Waitlist Application Processing (based on stated income)	\$150 per waitlist applicant	\$	6,150
BMR Orientation Meeting/New Applicant Workshops	\$1,000 per workshop	\$	-
Management of Resales	Greater of \$6,500 or 2%	\$	-
Review/Approval of Capital Improvements (if applicable in a Resale or Refinance)	\$500 per request	\$	-
Management of New Sales (Carryover from Prior Contract's Pricing)	\$2,750 per home	\$	8,250
Management of New Sales	Greater of \$6,500 or 3%	\$	-
Onboarding New BMR Ownership Files into Portfolio	\$145 per file	\$	435
Management of Refinances (if allowed in program)	\$850 per home	\$	-
Housing Commission Meetings	\$450 per meeting	\$	-
Demographics Survey & Report (Existing Owners & For-Sale Waitlist Members)	\$15 per household	\$	3,255
	<i>Variable Cost Subtotal</i>	\$	18,090
	Fixed Costs	\$	18,165
Balance of Variable not covered by Program Administration Fee (a)			n/a this contract period
	Contingency	\$	1,817
	Total Ownership Costs	\$	19,982

Notes

(a) Hello Housing will bill 80% of the projected Variable Costs for a 12 month period, prorated on an even monthly basis, as a Program Administration Fee. As Variable Activities are performed, Hello Housing will draw against the Program Administration Fee annual total. If actual costs of Variable Activities performed exceed the annual Program Administration Fee, Hello Housing will bill accordingly but in no case will exceed the contract cap without express written permission from the City of Menlo Park.

City of Menlo Park

Rental Portfolio: Key Assumptions	Notes	7/1/19-12/31/2019
Total Number of Menlo-Owned Rental Units in Portfolio (Not Including St. Anton)		0
Recommended % of Rental Portfolio Compliance Monitoring		100%
Total Number of Rental Units in St. Anton	(a)	37
Recommended % of Rental Portfolio Compliance Monitoring		5%
Estimated Number of Interest List Members (Rental)		77
Estimated New Waitlist Applicants Per Year (Rental)		15
Estimated Number of BMR Lease-Ups per Year		0
Annual Escalator		

Rental Activities	Notes	Rates	7/1/19-12/31/2019
RENTAL - ANNUAL FIXED FEES			
Annual Interest List Update - Rental	(b)	\$0 per applicant	\$ -
Annual Report		\$250 per year	\$ -
BMR Rental Recertification/Compliance Monitoring		\$250 per unit	\$ -
		<i>Fixed Cost Subtotal</i>	\$ -
RENTAL - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
BMR Rental Eligibility Verification at Lease Up		\$1000 per applicant	\$ -
Demographics Survey & Report (Existing Renters & Interest List Members)		\$15 per household	\$ 1,170
Audit of St. Anton Files		\$550 per unit	\$ -
			\$ 1,170
		<i>Annual Fixed Costs</i>	\$ -
		<i>Projected Variable Costs*</i>	\$ 1,170
		<i>Total Rental Costs</i>	\$ 1,170

Notes

(a) St. Anton is a 400-unit development with 37 BMR rental units in total. 22 are designated for very-low income households and 15 are (b) The fee is intended to cover staff time fielding questions from applicants, program participants, and the City, submitting quarterly reports, regularly updating website and marketing materials and cross-training of multiple staff to be versed in the program details. This fee will be charged on monthly pro-rata basis.

Loan Servicing: Key Assumptions	Notes	7/1/19-12/31/2019
No. of Active Loans with Monthly Payments		38
No. of Deferred Loans		3
Estimated No. of Delinquent Loans		1
Estimated No. of Deferral Requests		1
Estimated No. of Loan Payoffs		2
Annual Escalator		

Loan Servicing: Key Activities	Notes	Rates	7/1/19-12/31/2019
ANNUAL FIXED FEES			
Monthly Servicing Fee - Active Payment Loans		\$45 per month	\$ 10,260
Monthly Servicing Fee - Deferred Payment Loans		\$35 per month	\$ 630
1098 Tax Preparation, Loan Balance Reconciliation, Borrower Communications		\$1,750 per year	\$ 1,750
		<i>Fixed Cost Subtotal</i>	\$ 12,640
ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
Delinquent Loan Outreach		\$1400 per file	\$ 1,400
Loan Deferral Request		\$1400 per file	\$ 1,400
Loan Payoff		\$625 per file	\$ 1,250
		Allowance for Hourly	\$ 1,750
			\$ 5,800
		Variable Contingency	\$ 580
		<i>Total Variable Costs</i>	\$ 6,380
		<i>Total Loan Servicing Costs</i>	\$ 19,020

Estimated Total Compensation

BMR Program Administration		7/1/19-12/31/2019
Ownership Portfolio		
Fixed Costs*	\$	19,982
Projected Variable Costs**	n/a (doesn't exceed Program Admin Fee)	
	\$	19,982
Rental Portfolio		
Fixed Costs*	\$	-
Projected Variable Costs	\$	1,170
	\$	1,170
Loan Servicing		
Annual Fixed Costs*	\$	12,640
Projected Variable Costs	\$	6,380
	\$	19,020
Rental, Ownership & Loan Servicing		
Annual Fixed Costs*	\$	32,622
Projected Variable Costs**	\$	11,027
Total Costs	\$	43,649

41

Key Payment Terms

* Hello Housing will submit monthly invoices for Fixed Costs. Invoices will provide detail on all activities performed each month.

** Hello Housing will bill 80% of the projected Variable Costs each year, prorated on an even monthly basis, as a Program Administration Fee. As Variable Activities are performed, Hello Housing will draw against the Program Administration Fee annual total. If actual costs of Variable Activities performed exceed the annual Program Administration Fee, Hello Housing will bill accordingly but in no case will exceed the contract cap without express written permission from the City of Menlo Park.

Additional Services Available Upon Request

Lender Outreach and Training		Hourly Rates: Program Manager
Marketing/Sales/Onboarding of New Construction BMR Developments	(a)	Proposal to be provided upon request
Deed Restriction Preservation & Enforcement Activities		Hourly Rates: Program Manager/Director
Review & Amendment of BMR Program Guidelines		Hourly Rates: Program Manager/Director
Advise City staff in negotiations of BMR agreements for new housing developments		Hourly Rates: Program Director
BMR Homeowner Custom Program Newsletter (4-page, full color, hard copy mailer)		\$4,500 per issue
Recordation of Performance DOT on Ownership BMRs		\$40 per home
Translation of Program Materials into Other Languages		Direct Costs for 3rd party; Hourly Rates for in-house
Storage of BMR Owner/Tenant Hard Files		Direct costs plus 15%

Hourly Consulting Fees (for services outside base scope described in "Proposed Pricing")

President	\$225
Vice President	\$175
Program Director	\$145
Program Manager	\$125
Program Associate	\$75

Notes

(a) Hello Housing has developed an efficient process for the marketing and sales of brand new for-sale developments subject to inclusionary zoning requirements. Costs are highly dependent on the total number of BMR units, the variety of floor plans, the mix of income bands, and the projected number of years needed to construct and sell the BMR homes. Hello Housing can provide a detailed cost proposal upon receipt of project details.

PROFESSIONAL SERVICES AGREEMENT

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



Agreement #: 2921

AGREEMENT FOR SERVICES BETWEEN THE CITY OF MENLO PARK AND HELLO HOUSING

THIS AGREEMENT made and entered into at Menlo Park, California, this 4/20/2020,
by and between the CITY OF MENLO PARK, a Municipal Corporation, hereinafter referred to as
"CITY," and HELLO HOUSING, hereinafter referred to as "FIRST PARTY."

WITNESSETH:

WHEREAS, CITY desires to retain FIRST PARTY to provide certain professional services for CITY in
connection with that certain project called: Administration of below market rate (BMR) program

WHEREAS, FIRST PARTY is licensed to perform said services and desires to and does hereby
undertake to perform said services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND
CONDITIONS of each of the parties hereto, it is hereby agreed as follows:

1. SCOPE OF WORK

In consideration of the payment by CITY to FIRST PARTY, as hereinafter provided, FIRST PARTY
agrees to perform all the services as set forth in Exhibit "A," Scope of Services.

2. SCHEDULE FOR WORK

FIRST PARTY's proposed schedule for the various services required pursuant to this agreement will
be as set forth in Exhibit "A," Scope of Services. CITY will be kept informed as to the progress of work
by written reports, to be submitted monthly or as otherwise required in Exhibit "A." Neither party shall
hold the other responsible for damages or delay in performance caused by acts of God, strikes,
lockouts, accidents or other events beyond the control of the other, or the other's employees and
agents.

FIRST PARTY shall commence work immediately upon receipt of a "Notice to Proceed" from CITY.
The "Notice to Proceed" date shall be considered the "effective date" of the agreement, as used
herein, except as otherwise specifically defined. FIRST PARTY shall complete all the work and deliver
to CITY all project related files, records, and materials within one month after completion of all of
FIRST PARTY's activities required under this agreement.

3. PROSECUTION OF WORK

FIRST PARTY will employ a sufficient staff to prosecute the work diligently and continuously and will
complete the work in accordance with the schedule of work approved by the CITY. (See Exhibit "A,"
Scope of Services).

4. COMPENSATION AND PAYMENT

- A. CITY shall pay FIRST PARTY an all-inclusive fee that shall not exceed \$75,000 (July 1, 2019 to December 31, 2019 shall be a fixed amount not to exceed \$43,649; January 1, 2020 to June 30, 2020 shall not exceed the balance of \$31,351) as described in Exhibit "A," Scope of Services. All payments shall be inclusive of all indirect and direct charges to the Project incurred by FIRST PARTY. The CITY reserves the right to withhold payment if the City determines that the quantity or quality of the work performed is unacceptable.
- B. FIRST PARTY's fee for the services as set forth herein shall be considered as full compensation for all indirect and direct personnel, materials, supplies and equipment, and services incurred by FIRST PARTY and used in carrying out or completing the work.
- C. Payments shall be monthly for the invoice amount or such other amount as approved by CITY. As each payment is due, the FIRST PARTY shall submit a statement describing the services performed to CITY. This statement shall include, at a minimum, the project title, agreement number, the title(s) of personnel performing work, hours spent, payment rate, and a listing of all reimbursable costs. CITY shall have the discretion to approve the invoice and the work completed statement. Payment shall be for the invoice amount or such other amount as approved by CITY.
- D. Payments are due upon receipt of written invoices. 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.

5. EQUAL EMPLOYMENT OPPORTUNITY

- A. FIRST PARTY, with regard to the work performed by it under this agreement shall not discriminate on the grounds of race, religion, color, national origin, sex, handicap, marital status or age in the retention of sub-consultants, including procurement of materials and leases of equipment.
- B. FIRST PARTY shall take affirmative action to insure that employees and applicants for employment are treated without regard to their race, color, religion, sex, national origin, marital status or handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training including apprenticeship.
- C. FIRST PARTY shall post in prominent places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
- D. FIRST PARTY shall state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, national origin, marital status or handicap.
- E. FIRST PARTY shall comply with Title VI of the Civil Rights Act of 1964 and shall provide such reports as may be required to carry out the intent of this section.
- F. FIRST PARTY shall incorporate the foregoing requirements of this section in FIRST PARTY's agreement with all sub-consultants.

6. ASSIGNMENT OF AGREEMENT AND TRANSFER OF INTEREST

- A. FIRST PARTY shall not assign this agreement, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the CITY thereto, provided, however, that claims for money due or to become due to the FIRST PARTY from the CITY under this agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of an intended assignment or transfer shall be furnished promptly to the CITY.
- B. In the event there is a change of more than 30 percent of the stock ownership or ownership in FIRST PARTY from the date of this agreement is executed, then CITY shall be notified before the date of said change of stock ownership or interest and CITY shall have the right, in event of such change in stock ownership or interest, to terminate this agreement upon notice to FIRST PARTY. In the event CITY is not notified of any such change in stock ownership or interest, then upon knowledge of same, it shall be deemed that CITY has terminated this agreement.

7. INDEPENDENT WORK CONTROL

It is expressly agreed that in the performance of the service necessary for compliance with this agreement, FIRST PARTY shall be and is an independent contractor and is not an agent or employee of CITY. FIRST PARTY has and shall retain the right to exercise full control and supervision of the services and full control over the employment, direction, compensation and discharge of all persons assisting FIRST PARTY in the performance of FIRST PARTY's services hereunder. FIRST PARTY shall be solely responsible for its own acts and those of its subordinates and employees.

8. CONSULTANT QUALIFICATIONS

It is expressly understood that FIRST PARTY is licensed and skilled in the professional calling necessary to perform the work agreed to be done by it under this agreement and CITY relies upon the skill of FIRST PARTY to do and perform said work in a skillful manner usual to the profession. The acceptance of FIRST PARTY's work by CITY does not operate as a release of FIRST PARTY from said understanding.

9. NOTICES

All notices hereby required under this agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid or by overnight courier service. Notices required to be given to CITY shall be addressed as follows:

Rhonda Coffman
Community Development Department
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025
650-330-6614
rlcoffman@menlopark.org

Notices required to be given to FIRST PARTY shall be addressed as follows:

Mardie Oakes
Hello Housing



Provided that any party may change such address by notice, in writing, to the other party and thereafter notices shall be addressed and transmitted to the new address.

10. HOLD HARMLESS

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.

11. INSURANCE

- A. FIRST PARTY shall not commence work under this agreement until all insurance required under this Section has been obtained and such insurance has been approved by the City, with certificates of insurance evidencing the required coverage.
- B. There shall be a contractual liability endorsement extending the FIRST PARTY's coverage to include the contractual liability assumed by the FIRST PARTY pursuant to this agreement. These certificates shall specify or be endorsed to provide that thirty (30) days' notice must be given, in writing, to the CITY, at the address shown in Section 9, of any pending cancellation of the policy. FIRST PARTY shall notify CITY of any pending change to the policy. All certificates shall be filed with the City.
1. Workers' compensation and employer's liability insurance:
The FIRST PARTY shall have in effect during the entire life of this agreement workers' compensation and Employer's Liability Insurance providing full statutory coverage. In signing this agreement, the FIRST PARTY makes the following certification, required by Section 18161 of the California Labor Code: "I am aware of the provisions of Section 3700 of the California 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 the Code, and I will comply with such provisions before commencing the performance of the work of this agreement" (not required if the FIRST PARTY is a Sole Proprietor).
 2. Liability insurance:
The FIRST PARTY shall take out and maintain during the life of this agreement such Bodily Injury Liability and Property Damage Liability Insurance (Commercial General Liability Insurance) on an occurrence basis as shall protect it while performing work covered by this agreement from any and all claims for damages for bodily injury, including accidental death, as well as claims for property damage which may arise from the FIRST PARTY's operations under this agreement, whether such operations be by FIRST PARTY or by any sub-consultant or by anyone directly or indirectly employed by either of them. The amounts of such insurance shall be not less than one million dollars (\$1,000,000) per occurrence and one million dollars (\$1,000,000) in aggregate, or one million dollars (\$1,000,000) combined single limit bodily injury and property damage for each occurrence. FIRST PARTY shall provide the CITY with acceptable evidence of coverage, including a copy of all declarations of coverage exclusions. 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 accident 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.
 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.
- C. CITY and its subsidiary agencies, and their officers, agents, employees and servants shall be named as additional insured on any such policies of Commercial General Liability and Automobile Liability Insurance, (but not for the Professional Liability and workers' compensation), which shall also contain a provision that the insurance afforded thereby to the CITY, its subsidiary agencies, and their officers, agents, employees, and servants shall be primary insurance to the full limits of liability of the policy, and that if the CITY, its subsidiary agencies and their officers and employees have other insurance against a loss covered by a policy, such other insurance shall be excess insurance only.
- D. In the event of the breach of any provision of this Section, or in the event any notice is received which indicates any required insurance coverage will be diminished or canceled, CITY, at its option, may, notwithstanding any other provision of this agreement to the contrary, immediately declare a material breach of this agreement and suspend all further work pursuant to this agreement.
- E. Before the execution of this agreement, any deductibles or self-insured retentions must be declared to and approved by CITY.

12. PAYMENT OF PERMITS/LICENSES

Contractor 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.

13. RESPONSIBILITY AND LIABILITY FOR SUB-CONSULTANTS AND/OR SUBCONTRACTORS

Approval of or by CITY shall not constitute nor be deemed a release of responsibility and liability of FIRST PARTY or its sub-consultants and/or subcontractors for the accuracy and competency of the designs, working drawings, specifications or other documents and work, nor shall its approval be deemed to be an assumption of such responsibility by CITY for any defect in the designs, working drawings, specifications or other documents prepared by FIRST PARTY or its sub-consultants and/or subcontractors.

14. OWNERSHIP OF WORK PRODUCT

Work products of FIRST PARTY for this project, which are delivered under this agreement or which are developed, produced and paid for under this agreement, shall become the property of CITY. The reuse of FIRST PARTY's work products by City for purposes other than intended by this agreement shall be at no risk to FIRST PARTY.

15. REPRESENTATION OF WORK

Any and all representations of FIRST PARTY, in connection with the work performed or the information supplied, shall not apply to any other project or site, except the project described in Exhibit "A" or as otherwise specified in Exhibit "A."

16. TERMINATION OF AGREEMENT

- A. CITY may give thirty (30) days written notice to FIRST PARTY, terminating this agreement in whole or in part at any time, either for CITY's convenience or because of the failure of FIRST PARTY to fulfill its contractual obligations or because of FIRST PARTY's change of its assigned personnel on the project without prior CITY approval. Upon receipt of such notice, FIRST PARTY shall:
1. Immediately discontinue all services affected (unless the notice directs otherwise); and
 2. Deliver to the CITY all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated or produced by FIRST PARTY in performing work under this agreement, whether completed or in process.
- B. If termination is for the convenience of CITY, an equitable adjustment in the contract price shall be made, but no amount shall be allowed for anticipated profit on unperformed services.
- C. If the termination is due to the failure of FIRST PARTY to fulfill its agreement, CITY may take over the work and prosecute the same to completion by agreement or otherwise. In such case, FIRST PARTY shall be liable to CITY for any reasonable additional cost occasioned to the CITY thereby.
- D. If, after notice of termination for failure to fulfill agreement obligations, it is determined that FIRST PARTY had not so failed, the termination shall be deemed to have been effected for the convenience of the CITY. In such event, adjustment in the contract price shall be made as provided in Paragraph B of this Section.
- E. The rights and remedies of the CITY provided in this Section are in addition to any other rights and remedies provided by law or under this agreement.
- F. Subject to the foregoing provisions, the CITY shall pay FIRST PARTY for services performed and expenses incurred through the termination date.

17. INSPECTION OF WORK

It is FIRST PARTY's obligation to make the work product available for CITY's inspections and periodic reviews upon request by CITY.

18. COMPLIANCE WITH LAWS

It shall be the responsibility of FIRST PARTY to comply with all State and Federal Laws applicable to the work and services provided pursuant to this agreement, including but not limited to compliance with prevailing wage laws, if applicable.

19. BREACH OF AGREEMENT

- A. This agreement is governed by applicable federal and state statutes and regulations. Any material deviation by FIRST PARTY for any reason from the requirements thereof, or from any other provision of this agreement, shall constitute a breach of this agreement and may be cause for termination at the election of the CITY.
- B. The CITY reserves the right to waive any and all breaches of this agreement, and any such waiver shall not be deemed a waiver of any previous or subsequent breaches. In the event the CITY chooses to waive a particular breach of this agreement, it may condition same on payment by FIRST PARTY of actual damages occasioned by such breach of agreement.

20. SEVERABILITY

The provisions of this agreement are severable. If any portion of this agreement is held invalid by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect unless amended or modified by the mutual consent of the parties.

21. CAPTIONS

The captions of this agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify, or aid in the interpretation, construction, or meaning of any provisions of this agreement.

22. LITIGATION OR ARBITRATION

In the event that suit or arbitration is brought to enforce the terms of this agreement, the prevailing party shall be entitled to litigation costs and reasonable attorneys' fees. The Dispute Resolution provisions are set forth on Exhibit "B," 'Dispute Resolution' attached hereto and by this reference incorporated herein.

23. RETENTION OF RECORDS

Contractor 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.

24. TERM OF AGREEMENT

This agreement shall remain in effect for the period of July 1, 2019 through June 30, 2020 unless extended, amended, or terminated in writing by CITY.

25. ENTIRE AGREEMENT

This document constitutes the sole agreement of the parties hereto relating to said project and states the rights, duties, and obligations of each party as of the document's date. Any prior agreement, promises, negotiations, or representations between parties not expressly stated in this document are not binding. All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the parties to this agreement.

26. STATEMENT OF ECONOMIC INTEREST

Consultants, as defined by Section 18701 of the Regulations of the Fair Political Practices Commission, Title 2, Division 6 of the California Code of Regulations, are required to file a Statement of Economic Interests with 30 days of approval of a contract services agreement with the City of its subdivisions, on an annual basis thereafter during the term of the contract, and within 30 days of completion of the contract.

Based upon review of the Consultant's Scope of Work and determination by the City Manager, it is determined that Consultant IS NOT required to file a Statement of Economic Interest. A statement of Economic Interest shall be filed with the City Clerk's office no later than 30 days after the execution of the agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

FOR FIRST PARTY:

DocuSigned by:
Mardie Oakes
2A4E59C708D2431...

Signature

Mardie Oakes

Printed name



Tax ID#

4/16/2020

Date

President

Title

APPROVED AS TO FORM:

DocuSigned by:
Cara E. Silver
CD6C53C794F6491...

Cara E. Silver, Interim City Attorney

4/16/2020

Date

FOR CITY OF MENLO PARK:

DocuSigned by:
Starla Jerome-Robinson
6BD907BD261744C...

Starla Jerome-Robinson, City Manager

4/20/2020

Date

ATTEST:

DocuSigned by:
Judi A. Herren
39280A20D0BE491...

Judi A. Herren, City Clerk

4/20/2020

Date

EXHIBIT "A" – SCOPE OF SERVICES**A1. SCOPE OF WORK**

FIRST PARTY agrees to provide consultant services for CITY's Community Development Department. In the event of any discrepancy between any of the terms of the FIRST PARTY's proposal and those of this agreement, the version most favorable to the CITY shall prevail. FIRST PARTY shall provide the following services:

Provide general consultant services for projects as determined by the CITY. The detailed scope of work for each task the CITY assigns the consultant shall be referred to as Exhibit A -1, which will become part of this agreement. A notice to proceed will be issued separately for each separate scope of work agreed to between the CITY and FIRST PARTY.

FIRST PARTY agrees to perform these services as directed by the CITY in accordance with the standards of its profession and CITY's satisfaction.

A2. COMPENSATION

CITY hereby agrees to pay FIRST PARTY at the rates to be negotiated between FIRST PARTY and CITY as detailed in Exhibit A-1. The actual charges shall be based upon (a) FIRST PARTY's standard hourly rate for various classifications of personnel; (b) all fees, salaries and expenses to be paid to engineers, consultants, independent contractors, or agents employed by FIRST PARTY; and shall (c) include reimbursement for mileage, courier and plan reproduction. The total fee for each separate Scope of Work agreed to between the CITY and FIRST PARTY shall not exceed the amount shown in Exhibit A-1.

FIRST PARTY shall be paid within thirty (30) days after approval of billing for work completed and approved by the CITY. Invoices shall be submitted containing all information contained in Section A5 below. In no event shall FIRST PARTY be entitled to compensation for extra work unless an approved change order, or other written authorization describing the extra work and payment terms, has been executed by CITY before the commencement of the work.

A3. SCHEDULE OF WORK

FIRST PARTY'S proposed schedule for the various services required will be set forth in Exhibit A-1.

A4. CHANGES IN WORK -- EXTRA WORK

In addition to services described in Section A1, the parties may from time to time agree in writing that FIRST PARTY, for additional compensation, shall perform additional services including but not limited to:

- Change in the services because of changes in scope of the work.
- Additional tasks not specified herein as required by the CITY.

The CITY and FIRST PARTY shall agree in writing to any changes in compensation and/or changes in FIRST PARTY's services before the commencement of any work. If FIRST PARTY deems work he/she has been directed to perform is beyond the scope of this agreement and constitutes extra work, FIRST PARTY shall immediately inform the CITY in writing of the fact. The CITY shall make a determination as to whether such work is in fact beyond the scope of this agreement and constitutes extra work. In the event that the CITY determines that such work does constitute extra work, it shall provide compensation to the FIRST PARTY in accordance with an agreed cost that is fair and equitable. This cost will be mutually agreed upon by the CITY and FIRST PARTY. A supplemental agreement providing for such compensation for extra work shall be negotiated between the CITY and the FIRST PARTY. Such supplemental agreement shall be executed by the FIRST PARTY and may be approved by the City Manager upon recommendation of the Deputy Community Development Director.

A5. BILLINGS

FIRST PARTY's bills shall include the following information: A brief description of services performed, project title and the agreement number; the date the services were performed; the number of hours spent and by whom; the current contract amount; the current invoice amount; Except as specifically authorized by CITY, FIRST PARTY shall not bill CITY for duplicate services performed by more than one person. In no event shall FIRST PARTY submit any billing for an amount in excess of the maximum amount of compensation provided in Section A2.

The expenses of any office, including furniture and equipment rental, supplies, salaries of employees, telephone calls, postage, advertising, and all other expenses incurred by FIRST PARTY in the performances of this agreement shall be incurred at the FIRST PARTY's discretion. Such expenses shall be FIRST PARTY's sole financial responsibility.

EXHIBIT "B" - DISPUTE RESOLUTION

- B1.0** All claims, disputes and other matters in question between the FIRST PARTY and CITY arising out of, or relating to, the contract documents or the breach thereof, shall be resolved as follows:
- B2.0 Mediation**
- B2.1** The parties shall attempt in good faith first to mediate such dispute and use their best efforts to reach agreement on the matters in dispute. After a written demand for non-binding mediation, which shall specify in detail the facts of the dispute, and within ten (10) days from the date of delivery of the demand, the matter shall be submitted to a mutually agreeable mediator. The Mediator shall hear the matter and provide an informal opinion and advice, none of which shall be binding upon the parties, but is expected by the parties to help resolve the dispute. Said informal opinion and advice shall be submitted to the parties within twenty (20) days following written demand for mediation. The Mediator's fee shall be shared equally by the parties. If the dispute has not been resolved, the matter shall be submitted to arbitration in accordance with Paragraph B3.1.
- B3.0 Arbitration**
- B3.1** Any dispute between the parties that is to be resolved by arbitration as provided in Paragraph B2.1 shall be settled and decided by arbitration conducted by the American Arbitration Association in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, as then in effect, except as provided below. Any such arbitration shall be held before three arbitrators who shall be selected by mutual agreement of the parties; if agreement is not reached on the selection of the arbitrators within fifteen (15) days, then such arbitrator(s) shall be appointed by the presiding Judge of the court of jurisdiction of the agreement.
- B3.2** The provisions of the Construction Industry Arbitration Rules of the American Arbitration Association shall apply and govern such arbitration, subject, however to the following:
- B3.3** Any demand for arbitration shall be writing and must be made within a reasonable time after the claim, dispute or other matter in question as arisen. In no event shall the demand for arbitration be made after the date that institution of legal or equitable proceedings based on such claim, dispute or other matter would be barred by the applicable statute of limitations.
- B3.4** The arbitrator or arbitrators appointed must be former or retired judges, or attorneys at law with last ten (10) years' experience in construction litigation.
- B3.5** All proceedings involving the parties shall be reported by a certified shorthand court reporter, and written transcripts of the proceedings shall be prepared and made available to the parties.
- B3.6** The arbitrator or arbitrators must be made within and provide to the parties factual findings and the reasons on which the decisions of the arbitrator or arbitrators is based.
- B3.7** Final decision by the arbitrator or arbitrators must be made within ninety (90) days from the date of the arbitration proceedings are initiated.
- B3.8** The prevailing party shall be awarded reasonable attorneys' fees, expert and non-expert witness costs and expenses, and other costs and expenses incurred in connection with the arbitration, unless the arbitrator or arbitrators for good cause determine otherwise.
- B3.9** Costs and fees of the arbitrator or arbitrators shall be borne by the non-prevailing party, unless the arbitrator or arbitrators for good cause determine otherwise.
- B3.10** The award or decision of the arbitrator or arbitrators, which may include equitable relief, shall be final, and judgment may be entered on it in accordance with applicable law in any court having jurisdiction over the matter.

City of Menlo Park

Administration of BMR Ownership Program

Ownership Portfolio: Key Assumptions

7/1/19-12/31/2019

BMR Ownership Homes in Portfolio	65
Recommended % of Ownership Portfolio Subject to Annual Compliance	100%
Estimated Number of New Sales	3
Estimated Number of Resales	0
Estimated Number of Refinances	0
Estimated Number of Waitlist Members (Ownership)	152
Estimated New Ownership Waitlist Applicants Per Year (Ownership)	41
Housing Commission Meetings	0
Workshops	0
Annual Escalator	0

Ownership Activities

Rates

7/1/19-12/31/2019

OWNERSHIP - ANNUAL FIXED FEES			
Program Administration Fee	See footnote (a) below	\$	6,540
Maintain Website & Field Calls/Emails	\$150 per month	\$	900
Annual Waitlist Update - Ownership (based on stated income)	\$150 per waitlist member		
BMR Ownership Annual Compliance Monitoring	\$165 per home	\$	10,725
BMR Over Encumbrance Audit	\$100 per home		
		\$	-
		\$	18,165
OWNERSHIP - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
New Waitlist Application Processing (based on stated income)	\$150 per waitlist applicant	\$	6,150
BMR Orientation Meeting/New Applicant Workshops	\$1,000 per workshop	\$	-
Management of Resales	Greater of \$6,500 or 2%	\$	-
Review/Approval of Capital Improvements (if applicable in a Resale or Refinance)	\$500 per request	\$	-
Management of New Sales (Carryover from Prior Contract's Pricing)	\$2,750 per home	\$	8,250
Management of New Sales	Greater of \$6,500 or 3%	\$	-
Onboarding New BMR Ownership Files into Portfolio	\$145 per file	\$	435
Management of Refinances (if allowed in program)	\$850 per home	\$	-
Housing Commission Meetings	\$450 per meeting	\$	-
Demographics Survey & Report (Existing Owners & For-Sale Waitlist Members)	\$15 per household	\$	3,255
	<i>Variable Cost Subtotal</i>	\$	18,090
	Fixed Costs	\$	18,165
Balance of Variable not covered by Program Administration Fee (a)			n/a this contract period
	Contingency	\$	1,817
	Total Ownership Costs	\$	19,982

Notes

(a) Hello Housing will bill 80% of the projected Variable Costs for a 12 month period, prorated on an even monthly basis, as a Program Administration Fee. As Variable Activities are performed, Hello Housing will draw against the Program Administration Fee annual total. If actual costs of Variable Activities performed exceed the annual Program Administration Fee, Hello Housing will bill accordingly but in no case will exceed the contract cap without express written permission from the City of Menlo Park.

City of Menlo Park

Rental Portfolio: Key Assumptions	Notes	7/1/19-12/31/2019
Total Number of Menlo-Owned Rental Units in Portfolio (Not Including St. Anton)		0
<i>Recommended % of Rental Portfolio Compliance Monitoring</i>		100%
Total Number of Rental Units in St. Anton	(a)	37
<i>Recommended % of Rental Portfolio Compliance Monitoring</i>		5%
Estimated Number of Interest List Members (Rental)		77
Estimated New Waitlist Applicants Per Year (Rental)		15
Estimated Number of BMR Lease-Ups per Year		0
Annual Escalator		

Rental Activities	Notes	Rates	7/1/19-12/31/2019
RENTAL - ANNUAL FIXED FEES			
Annual Interest List Update - Rental	(b)	\$0 per applicant	\$ -
Annual Report		\$250 per year	\$ -
BMR Rental Recertification/Compliance Monitoring		\$250 per unit	\$ -
		<i>Fixed Cost Subtotal</i>	\$ -
RENTAL - ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
BMR Rental Eligibility Verification at Lease Up		\$1000 per applicant	\$ -
Demographics Survey & Report (Existing Renters & Interest List Members)		\$15 per household	\$ 1,170
Audit of St. Anton Files		\$550 per unit	\$ -
			\$ 1,170
		<i>Annual Fixed Costs</i>	\$ -
		<i>Projected Variable Costs*</i>	\$ 1,170
		<i>Total Rental Costs</i>	\$ 1,170

Notes

(a) St. Anton is a 400-unit development with 37 BMR rental units in total. 22 are designated for very-low income households and 15 are (b) The fee is intended to cover staff time fielding questions from applicants, program participants, and the City, submitting quarterly reports, regularly updating website and marketing materials and cross-training of multiple staff to be versed in the program details. This fee will be charged on monthly pro-rata basis.

Loan Servicing: Key Assumptions	Notes	7/1/19-12/31/2019
No. of Active Loans with Monthly Payments		38
No. of Deferred Loans		3
Estimated No. of Delinquent Loans		1
Estimated No. of Deferral Requests		1
Estimated No. of Loan Payoffs		2
Annual Escalator		

Loan Servicing: Key Activities	Notes	Rates	7/1/19-12/31/2019
ANNUAL FIXED FEES			
Monthly Servicing Fee - Active Payment Loans		\$45 per month	\$ 10,260
Monthly Servicing Fee - Deferred Payment Loans		\$35 per month	\$ 630
1098 Tax Preparation, Loan Balance Reconciliation, Borrower Communications		\$1,750 per year	\$ 1,750
		<i>Fixed Cost Subtotal</i>	\$ 12,640
ANNUAL VARIABLE FEES (VOLUME DEPENDENT)			
Delinquent Loan Outreach		\$1400 per file	\$ 1,400
Loan Deferral Request		\$1400 per file	\$ 1,400
Loan Payoff		\$625 per file	\$ 1,250
		Allowance for Hourly	\$ 1,750
			\$ 5,800
		Variable Contingency	\$ 580
		<i>Total Variable Costs</i>	\$ 6,380
		<i>Total Loan Servicing Costs</i>	\$ 19,020

Estimated Total Compensation

BMR Program Administration		7/1/19-12/31/2019
Ownership Portfolio		
Fixed Costs*	\$	19,982
Projected Variable Costs**	n/a (doesn't exceed Program Admin Fee)	
	\$	19,982
Rental Portfolio		
Fixed Costs*	\$	-
Projected Variable Costs	\$	1,170
	\$	1,170
Loan Servicing		
Annual Fixed Costs*	\$	12,640
Projected Variable Costs	\$	6,380
	\$	19,020
Rental, Ownership & Loan Servicing		
Annual Fixed Costs*	\$	32,622
Projected Variable Costs**	\$	11,027
Total Costs	\$	43,649

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Key Payment Terms

* Hello Housing will submit monthly invoices for Fixed Costs. Invoices will provide detail on all activities performed each month.

** Hello Housing will bill 80% of the projected Variable Costs each year, prorated on an even monthly basis, as a Program Administration Fee. As Variable Activities are performed, Hello Housing will draw against the Program Administration Fee annual total. If actual costs of Variable Activities performed exceed the annual Program Administration Fee, Hello Housing will bill accordingly but in no case will exceed the contract cap without express written permission from the City of Menlo Park.

Additional Services Available Upon Request

Lender Outreach and Training		Hourly Rates: Program Manager
Marketing/Sales/Onboarding of New Construction BMR Developments	(a)	Proposal to be provided upon request
Deed Restriction Preservation & Enforcement Activities		Hourly Rates: Program Manager/Director
Review & Amendment of BMR Program Guidelines		Hourly Rates: Program Manager/Director
Advise City staff in negotiations of BMR agreements for new housing developments		Hourly Rates: Program Director
BMR Homeowner Custom Program Newsletter (4-page, full color, hard copy mailer)		\$4,500 per issue
Recordation of Performance DOT on Ownership BMRs		\$40 per home
Translation of Program Materials into Other Languages		Direct Costs for 3rd party; Hourly Rates for in-house
Storage of BMR Owner/Tenant Hard Files		Direct costs plus 15%

Hourly Consulting Fees (for services outside base scope described in "Proposed Pricing")

President	\$225
Vice President	\$175
Program Director	\$145
Program Manager	\$125
Program Associate	\$75

Notes

(a) Hello Housing has developed an efficient process for the marketing and sales of brand new for-sale developments subject to inclusionary zoning requirements. Costs are highly dependent on the total number of BMR units, the variety of floor plans, the mix of income bands, and the projected number of years needed to construct and sell the BMR homes. Hello Housing can provide a detailed cost proposal upon receipt of project details.