

## C O N T R A C T

The COUNTY OF SAN BENITO ("COUNTY") and Willdan Financial Services ("CONTRACTOR") enter into this contract which shall be effective on the date stated in Paragraph 1.

**1. Duration of Contract.**

This contract shall commence on December 13, 2016, and end on December 13, 2017, unless sooner terminated as specified herein.

**2. Scope of Services.**

CONTRACTOR, for COUNTY's benefit shall perform the services specified on Attachment A to this contract. Attachment A is made a part of this contract.

**3. Compensation for Services.**

In consideration for CONTRACTOR's performance, COUNTY shall pay compensation to CONTRACTOR according to the terms specified in Attachment B. Attachment B is made a part of this contract.

**4. General Terms and Conditions.**

The rights and duties of the parties to this contract are governed by the general terms and conditions mutually agreed to and listed in Attachment C. Attachment C is made a part of this contract.

**5. Insurance Limits.**

CONTRACTOR shall maintain the following insurance policy limits of coverage consistent with the further insurance requirements specified in Attachment C.

- (a) Comprehensive general liability insurance: \$1,000,000.00 \_\_\_\_\_
- (b) Professional liability insurance: \$1,000,000.00 \_\_\_\_\_
- (c) Comprehensive motor vehicle liability insurance: \$1,000,000.00 \_\_\_\_\_

**6. Termination.**

The number of days of advance written notice required for termination of this contract is 30.

**7. Specific Terms and Conditions (check one)**

- ☒ [ X ] There are no additional provisions to this contract.
- ☐ [ ] The rights and duties of the parties to this contract are additionally governed by the specific, additional terms mutually agreed to and listed in Attachment D. Attachment D is made a part of this contract.
- ☐ [ ] The rights and duties of the parties to this contract are additionally governed by the specific, additional terms mutually agreed to and listed in Attachment E. Attachment E is made a part of this contract.

8. Information about Contract Administrators.

The following names, titles, addresses, and telephone numbers are the pertinent information for the respective contract administrators for the parties.

Contract Administrator for COUNTY:

Name: Louie Valdez\_\_\_\_\_

Title: Management Analyst\_\_\_\_\_

Address: 481 4<sup>th</sup> Street\_\_\_\_\_

Hollister, California 95023

Telephone No.: (831)-636-4000, Ext. 18\_\_\_\_

Fax No.: (831)-636-4010\_\_\_\_\_

Contract Administrator for CONTRACTOR:

Name: James Edison\_\_\_\_\_

Title: Managing Partner\_\_\_\_\_

Address: 1939 Harrison Street, Suite 430\_\_\_\_\_

Oakland, California 94612\_\_\_\_\_

Telephone No.: (800)-755-6864\_\_\_\_\_

Mobile No.: (415)-786-0295\_\_\_\_\_

**SIGNATURES**

APPROVED BY COUNTY:



Name: Robert Rivas\_\_\_\_\_

Title: Chairman of the Board of Supervisors\_

Date: 12/13/2016\_\_\_\_\_

APPROVED BY CONTRACTOR:




Name: Chris Fisher, Vice President - Group Manager

Date: January 16, 2017

**APPROVED AS TO LEGAL FORM:**

San Benito County Counsel's Office



By: Barbara Thompson, Acting Asst. County Counsel

Date: 12/13/2016\_\_\_\_\_

ATTACHMENT A  
Scope of Services

Attached correspondence from Wildan Financial Services dated November 21, 2016, section entitled "Scope of Services" including Task 1, Task 2, Task 3, Task 4, Task 5 and Task 6.

END OF ATTACHMENT A.



November 21, 2016

Mr. Louie Valdez  
Clerk of the Board of Supervisors  
San Benito County  
481 Fourth Street  
Hollister, California 95023

**Re: *Proposal to Prepare a Development Impact Facilities Fee Study Update for San Benito County***

Dear Mr. Valdez:

As a follow up to our recent correspondence, Willdan Financial Services ("Willdan") is pleased to submit the following scope of services, staffing, and budget to San Benito County ("County") in regard to preparing a public facilities impact fee update.

## Scope of Services

Below is our proposed scope of services, which is described in detail by task. Willdan will perform the following tasks to assist San Benito County with the development impact fee report update.

### Task 1: Revise Demographics

**Objective:** Update base year demographic assumptions to most recent available data.

**Description:** Willdan will update base year demographics to the most recently available data for population, dwelling units and employees. Base year demographic data is used to identify the standards for public facilities necessary to calculate a public facilities impact fee.

### Task 2: Incorporate Revised Facility Costs

**Objective:** Incorporate latest facility planning into impact fee.

**Description:** Based on data provided by City staff, Willdan will alter the project list and costs to be funded through the public facilities impact fees to reflect the latest facility planning. Four facility categories are included in this analysis: law enforcement, fire, road maintenance and park.

### Task 3: Update Facility Standards

**Objective:** Identify the public facilities facility standards based on latest demographic data and facility planning.

**Description:** Based on the data collected in Tasks 1 and 2, Willdan will identify the current and future facility standards for each of the facility categories included in the study (law enforcement, fire, road maintenance and park). Facility standards are used to determine the level of public facilities that new development will fund through the updated public facilities impact fee. Park facility standards will be updated to ensure new development funds the expansion of park facilities at the existing standard.

### Task 4: Examine Five Additional Fee Categories

**Objective:** Perform nexus analysis for five additional fee categories.

**Description:** Willdan will use the demographic projections identified in Task 1 in concert with additional data to be provided by the County in order to examine potential fees for up to five additional fee categories. Additional categories may include, but are not limited to: health, behavioral health, emergency services, animal services, information technology, criminal justice, detention, or storm drainage. Specific categories to be examined to be determined during a conference call with County staff, based on facility needs and other policy considerations.

Using facility inventory and planned facility data provided by County staff, Willdan will identify the facility standards necessary to calculate impact fees for the five additional facility fee categories. Note that engineering analysis is not included in this scope of work.

#### **Task 5: Calculate Fees**

**Objective:** Provide a fee schedule reflecting the updated and additional development impact fees.

**Description:** Willdan will use the facility standards identified in Tasks 3 and 4 to allocate the cost of new public facilities to new development in the form of an impact fee. Fees will be calculated for single family and multi-family residential dwelling units. Fees will also be calculated for commercial, office and industrial nonresidential land uses. Draft tables documenting the impact fee calculation will be distributed to City staff for one (1) round of review, which will then be finalized in Task 5.

**Deliverables:** Draft fee tables.

#### **Task 6: Prepare Report**

**Objective:** Provide a report that documents the methodologies, adjustments and results.

**Description:** Based upon results from prior tasks, we will provide a draft report that fully documents the methodologies, data sources, project costs and other relevant information related to the impact fee update. Following one (1) round of comments from County staff, we will issue a final draft of the report

**Deliverables:** Administrative draft, final draft report.

### **Client Responsibility**

The Willdan Team will rely on the validity and accuracy of the County's data and documentation to complete this project. The County of San Benito acknowledges that Willdan is relying upon the accuracy of the information provided by the County or their designees, and that Willdan shall not be liable for any inaccuracies contained therein. County shall reimburse Willdan for any costs Willdan incurs, including without limitation, copying costs, digitizing costs, travel expenses, employee time and attorneys' fees, to respond to the legal process of any governmental agency relating to County or relating to the project. Reimbursement shall be at Willdan's rates in effect at the time of such response.

### **Staffing**

Mr. James Edison, Managing Principal of Willdan's Financial Consulting Services group, will serve as the principal-in-charge for this engagement, with responsibility for ensuring the quality of all work products. Mr. Carlos Villarreal will serve as project manager for this engagement with responsibility for ensuring completion of all work associated with the project and serving as the day-to-day contact for San Benito County.

## Budget

Willdan will complete the scope of services for a fixed price fee of **\$35,600**. This fee does not include attendance at in-person meetings. If the County would like Willdan personnel to attend a meeting in regard to this project, the fee would be \$1,750 per meeting. Please note, telephone conference calls are not considered meetings.

## Additional Services

Additional services may be authorized by San Benito County and will be billed at our then current hourly consulting rates. Our current hourly rates are:

Willdan Financial Services Hourly Rate Schedule	
Position	Hourly Rate
Group Manager	\$210
Principal Consultant	\$200
Senior Project Manager	\$165
Project Manager	\$145
Senior Project Analyst	\$130
Senior Analyst	\$120
Analyst	\$100
Analyst Assistant	\$75

Willdan Financial Services appreciates this opportunity to continue to serve San Benito County. If you have any questions regarding this proposal, please contact Mr. James Edison at (510) 912-4687 or via email at [jedison@willdan.com](mailto:jedison@willdan.com).

Sincerely,

WILLDAN FINANCIAL SERVICES



Chris Fisher, Group Manager  
Financial Consulting Services

**ATTACHMENT B**  
**Payment Schedule**

**B-1. BILLING**

Charges for services rendered pursuant to the terms and conditions of this contract shall be invoiced on the following basis: (check one)

- ☒ One month in arrears.
- ☐ Upon the complete performance of the services specified in Attachment A.
- ☒ The basis specified in paragraph B-4.

**B-2. PAYMENT**

Payment shall be made by COUNTY to CONTRACTOR at the address specified in paragraph 8 of this contract, net thirty (30) days from the invoice date.

**B-3. COMPENSATION**

COUNTY shall pay to CONTRACTOR: (check one)

- ☐ a total lump sum payment of \_\_\_\_\_, or
- ☒ a total sum not to exceed \$45,600.00 USD \_\_\_\_\_

for services rendered pursuant to the terms and conditions of this contract and pursuant to any special compensation terms specified in this attachment, Attachment B.

**B-4. SPECIAL COMPENSATION TERMS: (check one)**

- ☐ There are no additional terms of compensation.
- ☒ The following specific terms of compensation shall apply: (Specify)

Willdan will complete the scope of services for a fixed price fee of \$35,600.00. This fee does not include attendance at in-person meetings. If the County would like Willdan personnel to attend a meeting in regard to this project, the fee would be \$1,750.00 per meeting. Please note, telephone conference calls are not considered meetings.

**Additional Services**

Additional services may be authorized by San Benito County and will be billed at the hourly rate listed in Attachment A under "Willdan Financial Services Hourly Rate Structure".

**END OF ATTACHMENT B.**

## ATTACHMENT C

### General Terms and Conditions

#### C-1. INDEMNIFICATION.

CONTRACTOR and COUNTY each agree to indemnify, defend and save harmless the other party and the other party's officers and employees, from and against any and all claims and losses whatsoever arising out of, or in any way related to, the indemnifying party's performance under this contract, including, but not limited to, claims for property damage, personal injury, death, and any legal expenses (such as attorneys' fees, court costs, investigation costs, and experts' fees) incurred by the indemnitee in connection with such claims or losses, to the extent resulting from CONTRACTOR's negligence or other wrongful conduct. A party's "performance" includes the party's action or inaction and the action or inaction of that party's officers and employees.

#### C-2. GENERAL INSURANCE REQUIREMENTS.

Without limiting CONTRACTOR's duty to indemnify COUNTY, CONTRACTOR shall comply with the insurance coverage requirements set forth in the contract and in this attachment. Those insurance policies mandated by Paragraph C-3 shall satisfy the following requirements:

- (a) Each policy shall be issued by a company authorized by law to transact business in the State of California.
- (b) Each policy shall provide that COUNTY shall be given notice in writing at least thirty (30) days in advance of any change, cancellation, or nonrenewal thereof, ten (10) days notice if cancellation is due to nonpayment of premium.
- (c) The comprehensive motor vehicle and comprehensive general liability policies shall each provide an endorsement naming the County of San Benito and its officers, agents and employees as additional insureds.
- (d) The required coverage shall be maintained in effect throughout the term of this contract.

CONTRACTOR shall require all subcontractors performing work under this contract to obtain substantially the identical insurance coverage required of CONTRACTOR pursuant to this agreement.

#### C-3. INSURANCE COVERAGE REQUIREMENTS.

If required by the County's Risk Manager, CONTRACTOR shall maintain the following insurance policies in full force and effect during the term of this contract:

- (a) Comprehensive general liability insurance. CONTRACTOR shall maintain comprehensive general liability insurance, covering all of CONTRACTOR's operations with a combined single limit of not less than the amount established by the County's Risk Manager.
- (b) Professional liability insurance. CONTRACTOR shall maintain professional liability insurance with liability limits of not less than the amount established by the County's Risk Manager.



- (c) Comprehensive motor vehicle liability insurance. CONTRACTOR shall maintain comprehensive motor vehicle insurance covering all motor vehicles (including owned, non-owned and hired) used in providing services under this contract, with a combined single limit of not less than the amount set out in Paragraph 5 of this contract.
- (d) Workers' compensation insurance. CONTRACTOR shall maintain a workers' compensation plan covering all of its employees as required by California Labor Code Section 3700, either through workers' compensation insurance issued by an insurance company or through a plan of self-insurance certified by the State Director of Industrial Relations. If CONTRACTOR elects to be self-insured, the certificate of insurance otherwise required by this contract shall be replaced with a consent to self-insure issued by the State Director of Industrial Relations.

#### **C-4. CERTIFICATE OF INSURANCE.**

Prior to the commencement of performance of services by CONTRACTOR and prior to any obligations of COUNTY, CONTRACTOR shall file certificates of insurance with COUNTY, showing that CONTRACTOR has in effect the insurance required by this contract. CONTRACTOR shall file a new or amended certificate promptly after any change is made in any insurance policy which would alter the information on the certificate then on file. In lieu of providing proof of insurance, CONTRACTOR may provide proof of self-insurance meeting requirements equivalent to those imposed herein. CONTRACTOR warrants that CONTRACTOR's self-insurance provides substantially the same protection to COUNTY as the insurance required herein. CONTRACTOR further agrees to notify COUNTY in the event any change in self-insurance occurs that would alter the obligations undertaken in this contract within thirty (30) days of such change.

#### **C-5. RECORDS TO BE MAINTAINED.**

CONTRACTOR shall keep and maintain accurate records of all costs incurred and all time expended for work under this contract. CONTRACTOR shall contractually require that all of CONTRACTOR's subcontractors performing work called for under this contract also keep and maintain such records. All such records, whether kept by CONTRACTOR or any subcontractor, shall be made available to COUNTY or its authorized representative, or officials of the State of California for review or audit during normal business hours, upon reasonable advance notice given by COUNTY, its authorized representative, or officials of the State of California.

#### **C-6. RETENTION OF RECORDS.**

CONTRACTOR shall maintain and preserve all records related to this contract for a period of three years from the close of the fiscal year in which final payment under this contract is made. CONTRACTOR shall also contractually require the maintenance of such records in the possession of any third party performing work related to this contract for the same period of time. Such records shall be retained beyond the three-year period, if any audit involving such records is then pending, until the audit findings are resolved. The obligation to insure the maintenance of the records beyond the initial three year period shall arise only if the COUNTY notifies CONTRACTOR of the commencement of an audit prior to the expiration of the three year period.

#### C-7. TITLE TO DOCUMENTS; COPYRIGHT.

All reports and other materials collected or produced by the CONTRACTOR or any subcontractor of CONTRACTOR shall, after completion and acceptance of the contract, become the property of COUNTY, and shall not be subject to any copyright claimed by the CONTRACTOR, subcontractor, or their agents or employees. CONTRACTOR may retain copies of all such materials exclusively for administrative purposes. Any use of completed or uncompleted documents for other projects by CONTRACTOR, any subcontractor, or any of their agents or employees, without the prior written consent of COUNTY is prohibited.

#### C-8. INDEPENDENT CONTRACTOR.

CONTRACTOR and its officers and employees, in the performance of this contract, are independent contractors in relation to COUNTY and not officers or employees of COUNTY. Nothing in this contract shall create any of the rights, powers, privileges or immunities of any officer or employee of COUNTY. CONTRACTOR shall be solely liable for all applicable taxes or benefits, including, but not limited to, federal and state income taxes, Social Security taxes, or ERISA retirement benefits, which taxes or benefits arise out of the performance of this contract. CONTRACTOR further represents to COUNTY that CONTRACTOR has no expectation of receiving any benefits incidental to employment.

#### C-9. CONFLICT OF INTEREST.

CONTRACTOR covenants that it presently has no interest and shall not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or degree with the performance of the services hereunder. CONTRACTOR further covenants that, in the performance of this contract, no subcontractor or person having such an interest shall be used or employed. CONTRACTOR certifies that no one who has or will have any financial interest under this contract is an officer or employee of COUNTY.

#### C-10. COMPLIANCE WITH APPLICABLE LAWS.

CONTRACTOR shall comply with all applicable federal, state and local laws now, or hereafter, in force, and with any applicable regulations, in performing the work and providing the services specified in this contract. This obligation includes, without limitation, the acquisition, and maintenance of any permits, licenses, or other entitlements necessary to perform the duties imposed expressly or impliedly under this contract.

#### C-11. NONDISCRIMINATION.

CONTRACTOR shall not discriminate in the employment of persons necessary to perform this contract on any legally impermissible basis, including on the basis of the race, color, national origin, ancestry, religion, age, sex, or disability of such person.

#### C-12. BANKRUPTCY.

CONTRACTOR shall immediately notify COUNTY in the event that CONTRACTOR ceases conducting business in the normal manner, becomes insolvent, makes a general assignment for the benefit of creditors, suffers or permits the appointment of a receiver for its business or assets, or avails itself of, or becomes subject to, any proceeding under the Federal Bankruptcy Act or any other statute of any state relating to insolvency or protection of the rights of creditors.

**C-13. PROHIBITION AGAINST ASSIGNMENT AND DELEGATION OF DUTIES.**

Except as specifically authorized herein, no rights under this contract may be assigned and no duties under this contract may be delegated by CONTRACTOR without the prior written consent of COUNTY, and any attempted assignment or delegation without such consent shall be void.

**C-14. NEGOTIATED CONTRACT.**

This contract has been arrived at through negotiation between the parties. Neither party is to be deemed the party which prepared this contract within the meaning of California Civil Code Section 1654.

**C-15. SEVERABILITY.**

Should any provision herein be found or deemed to be invalid, this contract shall be construed as not containing such provision, and all other provisions which are otherwise lawful shall remain in full force and effect. To this end, the provisions of this contract are declared to be severable.

**C-16. ENTIRE CONTRACT.**

This contract is the entire agreement of the parties. There are no understandings or agreements pertaining to this contract except as are expressly stated in writing in this contract or in any document attached hereto or incorporated herein by reference.

**C-17. TIME IS OF THE ESSENCE.**

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

**C-18. TERMINATION.**

Either party may terminate this contract, with or without cause, at any time. In order to terminate this contract, the terminating party shall give advance written notice to the other party. The termination shall be effective no earlier than the expiration of the number of days specified in paragraph 6 of this contract. The termination notice shall be made as specified in paragraph C-19, below. In the event of termination, COUNTY shall pay CONTRACTOR for all work satisfactorily performed prior to the effective date of the termination.

**C-19. NOTICES.**

Notices to the parties in connection with the administration of this contract shall be given to the parties' contract administrator personally, by regular mail, or by facsimile transmission as more particularly specified in this paragraph. Notices will be deemed given on:

- (a) The day the notice is personally delivered to the contract administrator or the office of the party's contract administrator; or
- (b) Five days after the date the notice is deposited in the United States mail, addressed to a party's contract administrator as indicated in this contract, with first-class postage fully prepaid; or
- (c) On the day that the notice is transmitted by facsimile to a party's facsimile number specified in paragraph 8 of this contract, provided that an original of

such notice is deposited in the United States mail, addressed to a party's contract administrator as indicated in this contract, on the same day as the facsimile transmission is made.

#### **C-20. RESPONSIBILITY OF CONTRACT ADMINISTRATORS.**

All matters concerning this contract which are within the responsibility of the parties shall be under the direction of, or shall be submitted to, the respective contract administrators or to the party's employee specified, in writing, by the contract administrator. A party may, in its sole discretion, change its designation of its contract administrator and shall promptly give written notice to the other party of any such change.

#### **C-21. MATERIALITY.**

The parties consider each and every term, covenant, and provision of this contract to be material and reasonable.

#### **C-22. WAIVER.**

Waiver by either party of a breach of any covenant of this contract will not be construed to be a continuing waiver of any subsequent breach. COUNTY's receipt of consideration with knowledge of CONTRACTOR's violation of a covenant does not waive its right to enforce any covenant of this contract. The parties shall not waive any provisions of this contract unless the waiver is in writing and signed by all parties.

#### **C-23. AUTHORITY AND CAPACITY.**

CONTRACTOR and CONTRACTOR's signatory each warrant and represent that each has full authority and capacity to enter into this contract.

#### **C-24. BINDING ON SUCCESSORS.**

All of the conditions, covenants and terms herein contained shall apply to, and bind, the heirs, successors, executors, administrators and assigns of CONTRACTOR. CONTRACTOR and all of CONTRACTOR's heirs, successors, executors, administrators, and assigns shall be jointly and severally liable under this contract.

#### **C-25. CUMULATION OF REMEDIES.**

All of the various rights, options, elections, powers and remedies of the parties shall be construed as cumulative, and no one of them exclusive of any other or of any other legal or equitable remedy which a party might otherwise have in the event of a breach or default of any condition, covenant or term by the other party. The exercise of any single right, option, election, power or remedy shall not, in any way, impair any other right, option, election, power or remedy until all duties and obligations imposed shall have been fully performed.

#### **C-26. INDEPENDENT ADVICE.**

Each party hereby represents and warrants that in executing this contract it does so with full knowledge of the rights and duties it may have with respect to the other. Each party also represents and warrants that it has received independent legal advice from its attorney with

respect to the matters set forth in this contract and the rights and duties arising out of this contract, or that such party willingly foregoes any such consultation.

**C-27. NO RELIANCE ON REPRESENTATIONS.**

Each party hereby represents and warrants that it is not relying, and has not relied, upon any representation or statement made by the other party with respect to the facts involved or its rights or duties. Each party understands and agrees that the facts relevant, or believed to be relevant to this contract may hereunder turn out to be other than, or different from the facts now known to such party as true, or believed by such party to be true. The parties expressly assume the risk of the facts turning out to be different and agree that this contract shall be effective in all respects and shall not be subject to rescission by reason of any such difference in facts.

**C-28. REDUCTION OF CONSIDERATION.**

CONTRACTOR agrees that COUNTY shall have the right to deduct from any payments specified in Attachment A any amount owed to COUNTY by CONTRACTOR as a result of any obligation arising prior to the execution of this contract. For purposes of this paragraph, obligations arising prior to the execution of this contract may include, without limitation, any property tax, secured or unsecured, which tax is in arrears. If COUNTY exercises the right to reduce the consideration specified in Attachment A, COUNTY shall give CONTRACTOR notice of the amount of any offset and the reason for the deduction.

**C-29. COUNTERPARTS.**

This contract may be executed in any number of counterparts, each of which so executed shall be deemed to be an original. The counterparts shall together constitute one contract.

**END OF ATTACHMENT C.**

ATTACHMENT D  
Specific Terms and Conditions