

BOARD OF DIRECTORS

Jerry Gilmore
Catherine Hansford
Michael R. Salmon
Brian Kent Smart
Marcus Waters, DC

SANNA SCHLOSSER, PE, PMP
General Manager



REQUEST FOR PROPOSALS

Consultant Services for Engineering Design Field Operations Building Boiler Replacement

I. PURPOSE OF REQUEST FOR PROPOSALS

The Truckee Sanitary District (“District”) is soliciting proposals from qualified engineering firms (“Consultant”) to provide professional design services for the replacement of the existing boiler system at the District’s Field Operations Building (FOB), located at 12304 Joerger Drive, Truckee, California.

II. INTRODUCTION AND PROJECT OVERVIEW

The FOB was constructed in 1998, and its existing boiler system has reached the end of its useful service life. The District seeks to replace the system with a modern, energy-efficient solution that improves reliability, maintainability, and overall performance.

Project Overview

- **Location:** 12304 Joerger Drive, Truckee, CA 96161
- **Facility Use:** Space heating and radiant only (no domestic hot water)
- **Project Objective:** Improve energy efficiency, reliability, and maintainability of the heating system

Key Dates

- **Proposal Due Date:** 4:00 PM, May 6, 2026
- **Questions Due:** April 27, 2026 (via email)

- **Responses to Questions Issued:** At least 72 hours prior to proposal deadline
- **Site Visits:** Available upon request

Contact for Questions and Site Visits

Morgan Walters

Mechanical and Electrical Maintenance Supervisor

Phone: 530-913-0002

Email: mwalters@truckeesan.org

Additional Requirements

- Compliance with California prevailing wage requirements is mandatory.
- Project Start: June 5, 2026
- Project Completion: September 30, 2026
- **NOTE: Pursuant to California Government Code Section 1090, the selected Consultant will be prohibited from entering the subsequent bid contract for installation.**

III. SCOPE OF SERVICES

The District seeks a qualified consultant to provide comprehensive mechanical, electrical, and plumbing (MEP) engineering design services for the replacement of the existing boiler system.

A. Design Phase

The Consultant shall be responsible for developing a complete and code-compliant design for the replacement of the existing boiler system and associated components. The final design will be used by the District to solicit construction bids.

The Consultant shall:

- Ensure system compatibility and code compliance
- Evaluate and recommend improvements to the preliminary equipment list
- Deliver a complete, efficient, and reliable system design

B. Scope of Work

1. Review of Existing Conditions

- Review existing drawings, system documentation, and site conditions
- Evaluate the current system and identify necessary upgrades
- Review and validate the District's preliminary equipment list, including suitability for high-altitude operation

Preliminary Equipment List Includes (subject to Consultant review):

- Lochinvar FTX500N high-efficiency condensing boiler
 - Boiler booster pump
 - Taco SKV series pump
 - ASME expansion tank
 - Air separator
 - Coil hookup kits (17 units)
 - Automatic air vents (7 units)
 - Glycol feeder system
 - Belimo valves and actuators
 - Condensate neutralizer
-

2. Mechanical, Electrical, and Plumbing Design

The Consultant shall prepare detailed design documents, including:

- Mechanical system layout and piping design (including gas piping)
- Electrical power distribution and control system design
- Equipment selection and system sizing
- Boiler room layout and code compliance evaluation
- Energy modeling for proposed system alternatives

Deliverables shall include:

- Plans, specifications, and supporting calculations
 - Equipment schedules and control sequences
-

3. Energy Code Compliance

- Prepare California Title 24, Part 6 compliance documentation for mechanical and electrical systems
-

4. Bidding Support

Following completion of design:

- Prepare construction drawings and technical specifications
 - Assist with bid package preparation
 - Support pre-bid meetings
 - Respond to bidder questions and prepare addenda
 - Attend bid opening
 - Provide recommendation for contract award
-

5. Construction Administration and Closeout

The Consultant shall support the District through construction and project closeout, including:

- Construction observation and coordination
 - Responding to RFIs and submittals
 - Assisting with issue resolution
 - Preparation of record (as-built) drawings
 - Warranty follow-up and project closeout support
-

IV. PROPOSAL FORMAT AND CONTENT

Proposals shall include the following:

1. Cover Letter

- Statement of interest and commitment
- Summary of qualifications

2. Technical Proposal

- Firm name, address, and contact information
- Relevant project experience
- Experience with California Energy Code compliance
- Detailed design approach, schedule, and deliverables
- Key personnel and roles
- List of subcontractors (if applicable)
- Minimum of four (4) references with contact information and project descriptions

3. Cost Proposal

- Hourly billing rates by staff classification
 - Estimated hours by task
 - Total estimated project cost
 - Description of reimbursable expenses (if any)
-

V. EVALUATION AND SELECTION PROCESS

Proposals will be evaluated by a selection committee based on the following criteria:

- Relevant project experience and qualifications (15 points)
- Experience with California Energy Code compliance (20 points)
- Quality of design approach (10 points)
- Ability to meet schedule requirements (10 points)
- Cost proposal (20 points)

The District may conduct reference checks and interviews prior to final selection.

VI. QUESTIONS AND ADDENDA

All questions must be submitted via email to Morgan Walters by April 27, 2026.

Responses will be posted on the District's website. Any modifications to this RFP will be issued via written addenda.

VII. SUBMITTAL INSTRUCTIONS

Proposals must be received no later than **4:00 PM on May 6, 2026**.

Submit by Mail or Delivery:

Attn: Sanna Schlosser, PE
Truckee Sanitary District
12304 Joerger Drive
Truckee, CA 96161

Or Submit Electronically:

Email: bids@truckeesan.org
Subject Line: **"FOB Boiler Replacement Design"**

Late proposals will not be accepted.

VIII. GENERAL CONDITIONS

- The District reserves the right to reject any or all proposals
 - The District may waive informalities or irregularities
 - This RFP does not obligate the District to award a contract
 - A contract will only be formed upon execution of a written agreement
-

IX. ATTACHMENTS

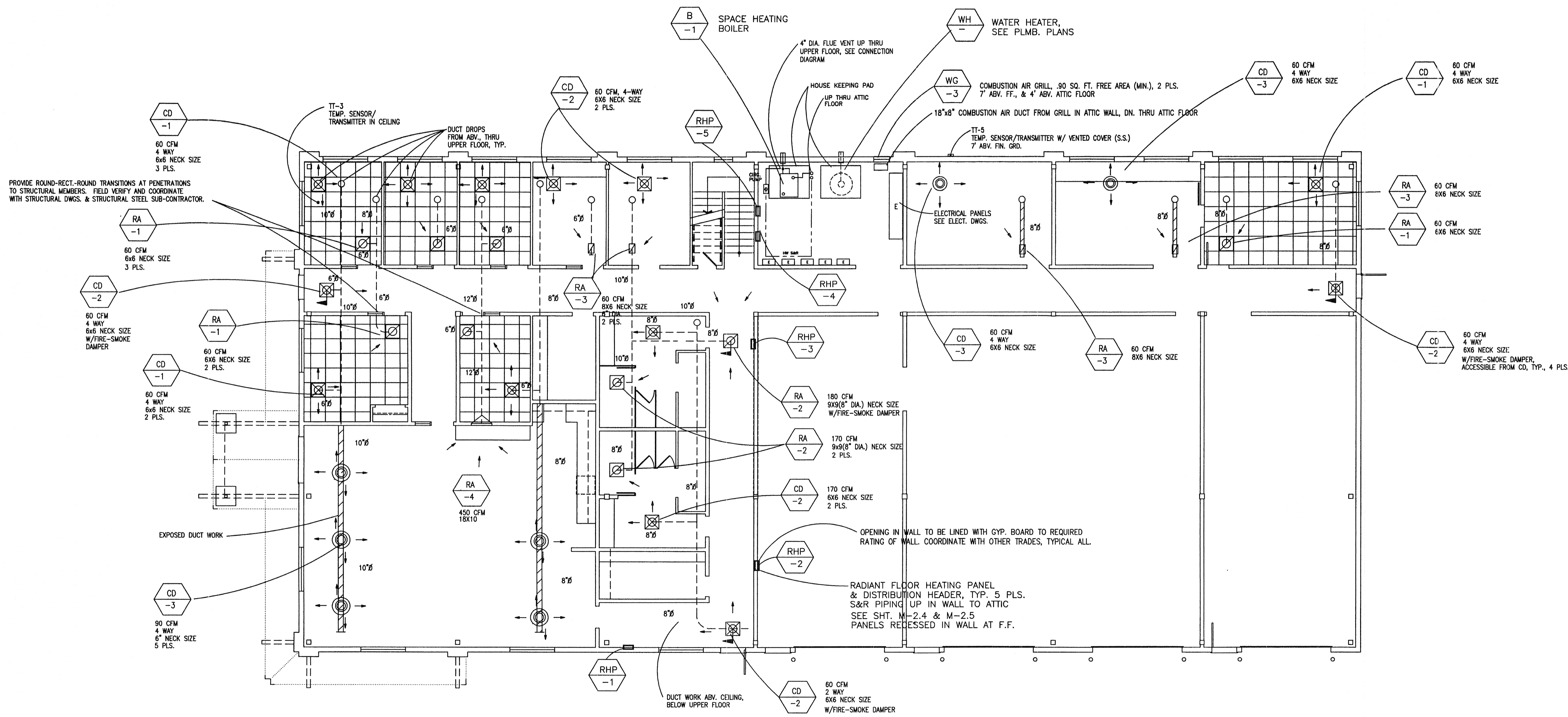
- Field Operations Building Heating Mechanical Plans
- Standard Professional Services Agreement

GENERAL NOTES - HVAC:

1. THE CONTRACTOR IS TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM AS GENERALLY AND SPECIFICALLY DELINEATED ON THE DRAWINGS AND SPECIFICATIONS, WITH ALL NECESSARY EQUIPMENT AND APPURTENANCES WHETHER MENTIONED OR NOT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FULLY AWARE OF AND KNOWLEDGEABLE OF CONDITIONS, DRAWINGS, AND SPECIFICATIONS WHEN MAKING THEIR PROPOSAL AND DURING CONSTRUCTION. ALL EXTRAS REQUESTED BY THE CONTRACTOR DUE TO UNFAMILIARITY WITH CONDITIONS, DRAWINGS, SPECIFICATIONS WILL NOT BE ALLOWED. ALL QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT.
2. PROVIDE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS FOR APPROVAL PRIOR TO FABRICATION, ASSEMBLY AND INSTALLATION OF EQUIPMENT.
3. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION, ASSEMBLY AND INSTALLATION.
4. CONSTRUCTION AND MATERIALS ARE TO COMPLY WITH THE LATEST PLAN CHECK AGENCY (BUILDING AUTHORITY) ADOPTED UNIFORM MECHANICAL CODE, UNIFORM BUILDING CODE, FIRE CODE (AND LOCAL FIRE MARSHAL) AND OTHER GOVERNING AGENCY CODE AS APPLICABLE. CONTRACTOR IS TO PROVIDE ALL CONSTRUCTION PERMITS AS REQUIRED.
5. ALL MATERIALS ARE TO BE NEW AND UNDAMAGED.
6. PROVIDE A TEST AND AIR BALANCE (AND REPORT) FOR ALL SYSTEMS BY A SUB-CONTRACTOR CERTIFIED AS A NABC OR AABC TEST AND BALANCE CONTRACTOR. TEST AND RE-TEST AS REQUIRED AND SUBMIT A SATISFACTORY TEST REPORT TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. AIR BALANCE IS TO BE WITHIN FIVE PERCENT OF INDICATED AIR FLOWS. ADJUST SHEAVES AND PULLEYS AS REQUIRED FOR PROPER BALANCE AND OPERATION.
7. PROVIDE EARTHQUAKE RESTRAINTS AS REQUIRED BY LOCAL BUILDING DEPARTMENT AND STATE OF CALIFORNIA.
8. FLEX DUCT NOT TO EXCEED 3'-0" IN LENGTH AND TO BE USED ONLY AT SUPPLY & RETURN BRANCHES, OR UNLESS NOTED OTHERWISE.
9. CHANGE IN ROUND DUCT SIZES IS TO BE WITH FACTORY FABRICATED TRANSITION FITTINGS WITH A TRANSITION ANGLE NO GREATER THAN THIRTY DEGREES. CHANGE IN DUCT DIRECTIONS IS TO BE WITH FACTORY FABRICATION FITTINGS (45 DEG., 90 DEG., ETC.).
10. ALL DUCT WORK (EXCEPT AS NOTED) IS TO BE GALVANIZED STEEL, FABRICATED AND INSTALLED TO SMACNA LOW PRESSURE AIR DUCT STANDARDS.
11. FLEX-DUCT IS TO BE EXTERIOR FOIL-FACED WITH VAPOR BARRIER, INSULATED (R-5 MIN.), WITH INNER WIRE COIL, WITH INNER (AIR SIDE) VINYL COVER. ALL MATERIALS AND ASSEMBLIES TO BE U. L. RATED, WITH FLAME SPREAD AND SMOKE GENERATION RATES NOT TO EXCEED 25 AND 50 RESPECTIVELY.
12. COORDINATE THIS WORK WITH ALL OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
13. REFER TO THE PROJECT BOOK SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN THESE NOTES AND THE PROJECT BOOK SPECIFICATIONS, THE MORE STRINGENT APPLIES.
14. ALL SUPPLY AIR DUCTING IS TO BE INSULATED W/R-5 (MIN.) INSULATION, EXTERIOR FOIL FACED VAPOR BARRIER OPTIONAL.
15. RETURN AIR DUCTING - NO INSULATION REQUIRED.
16. PROVIDE FIRE/SMOKE DETECTORS AT SA-1 SUPPLY & EA-1 RETURN FANS AS SHOWN.
17. AT RC-1 & RC-2 RUN AROUND HEAT RECOVERY SYSTEM, INSULATE ALL PIPING WITH R-7 (RIGID OR FIBERGLASS) INSULATION W/ALUMINUM ALL WEATHER COVER.
18. PROVIDE EQUIPMENT STATUS PANELS FOR MAIN SUPPLY & EXHAUST AIR HANDLER SYSTEMS & MAIN BOILER SYSTEM (ON/OFF, DELTA P ACROSS FILTERS, LIGHT FLASHING WHEN DIRTY).

HVAC SYMBOL LEGEND

MARK	DESCRIPTION
CD	CEILING DIFFUSER
WG	WALL GRILL
DIA.	DIAMETER
ABV.	ABOVE
F. F.	FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
O. A.	OUTSIDE AIR
R. A.	RETURN AIR
E. A.	EXHAUST AIR
M. A.	MIXED AIR
V. D.	VOLUME DAMPER
F. C.	FLEX CONNECTION
T. V.	TURNING VANES
(Hexagon)	EQUIPMENT SYMBOL
S. D.	SMOKE (FIRE) DETECTOR
(Zigzag)	FLEX DUCT
F. D.	FIRE & SMOKE DAMPER
DN	DOWN
PLS.	PLACES



MAIN FLOOR HVAC PLAN

SCALE: 1/8" = 1' - 0"

B
BAILEY & Associates
 CONSULTING ENGINEERS
 MECHANICAL-ELECTRICAL-ENERGY
 3055 Barrum Pl., Ste. 107
 Reno, NV 89509
 Ph. & Fax (775) 824-0962

**TRUCKEE
 SANITARY
 DISTRICT**
FIELD OPERATIONS BUILDING
 12304 JOERGER DRIVE
 TRUCKEE CALIFORNIA

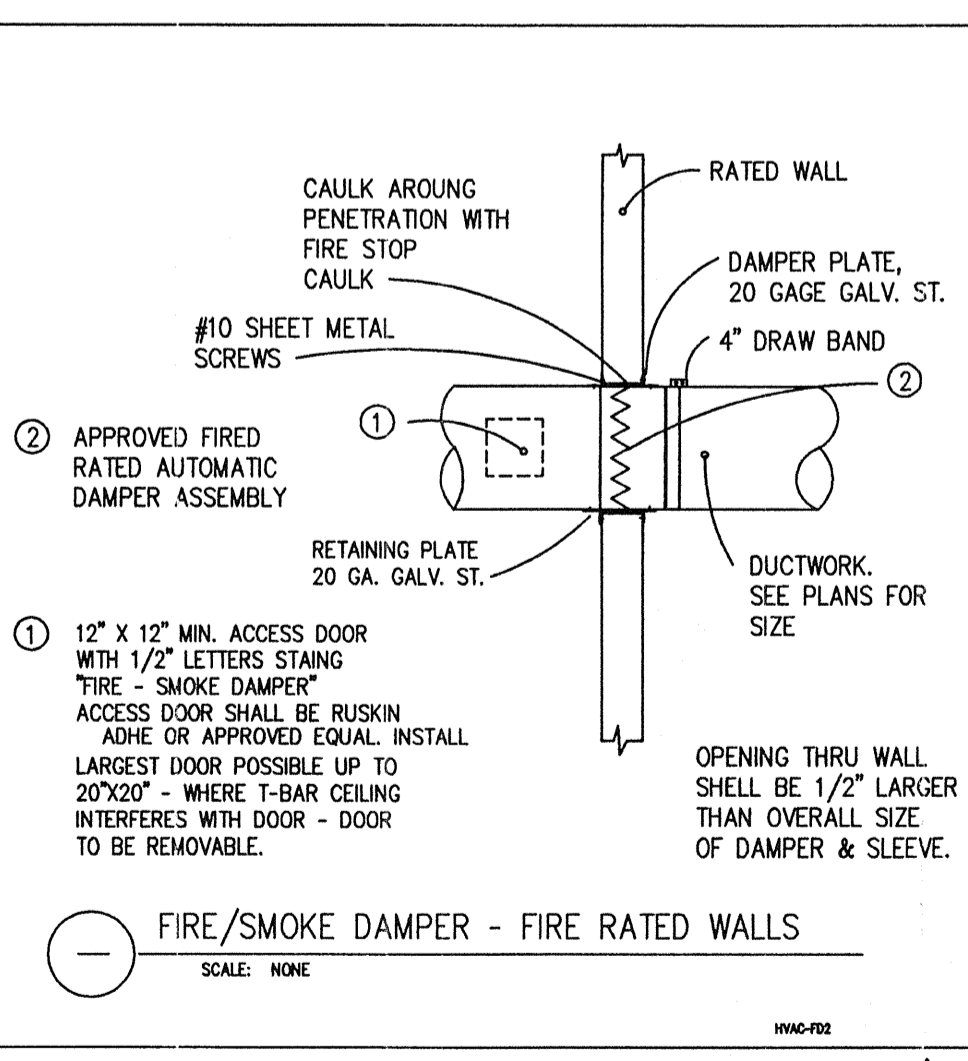
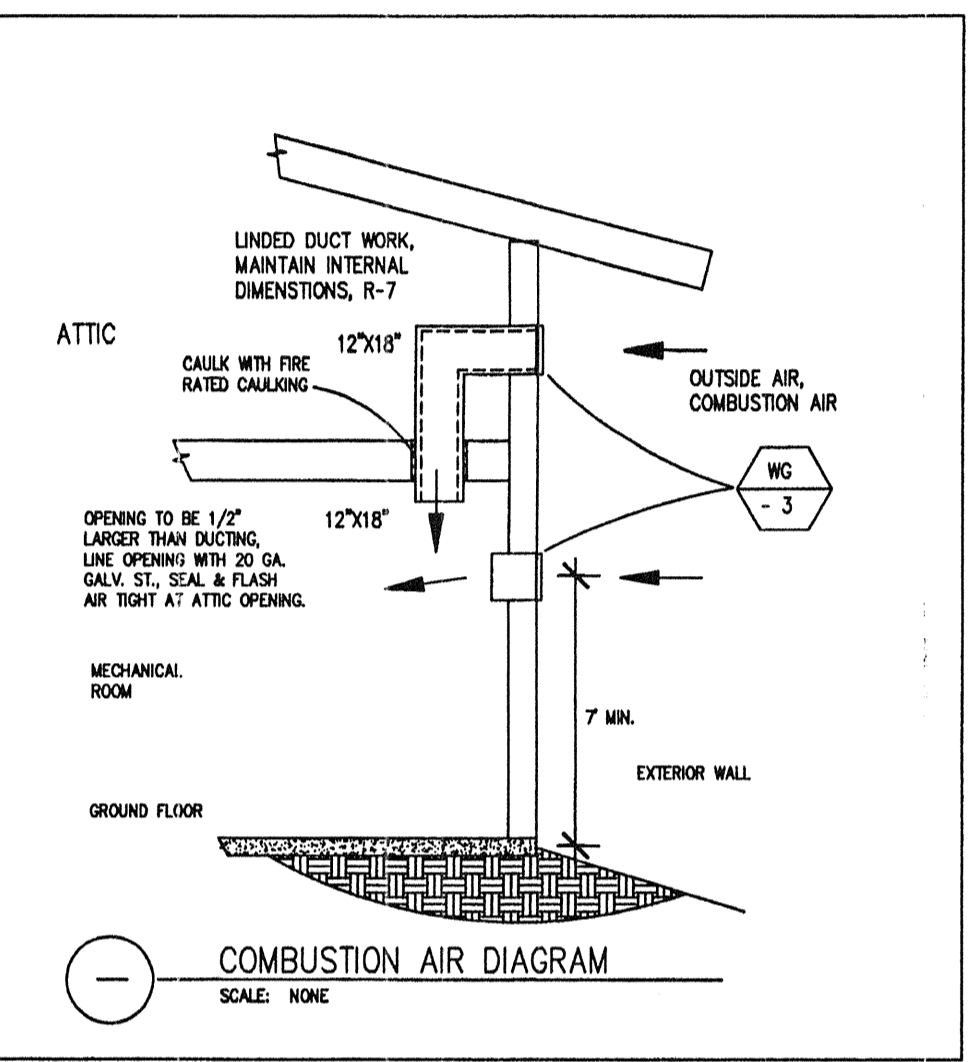
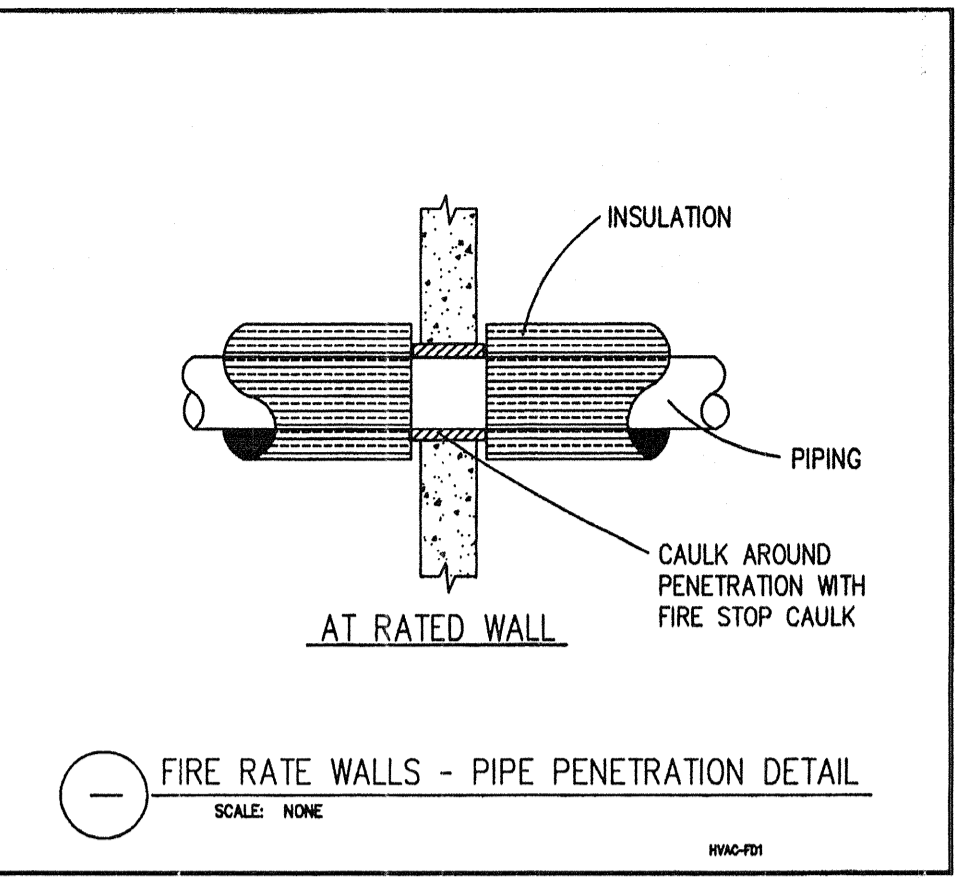
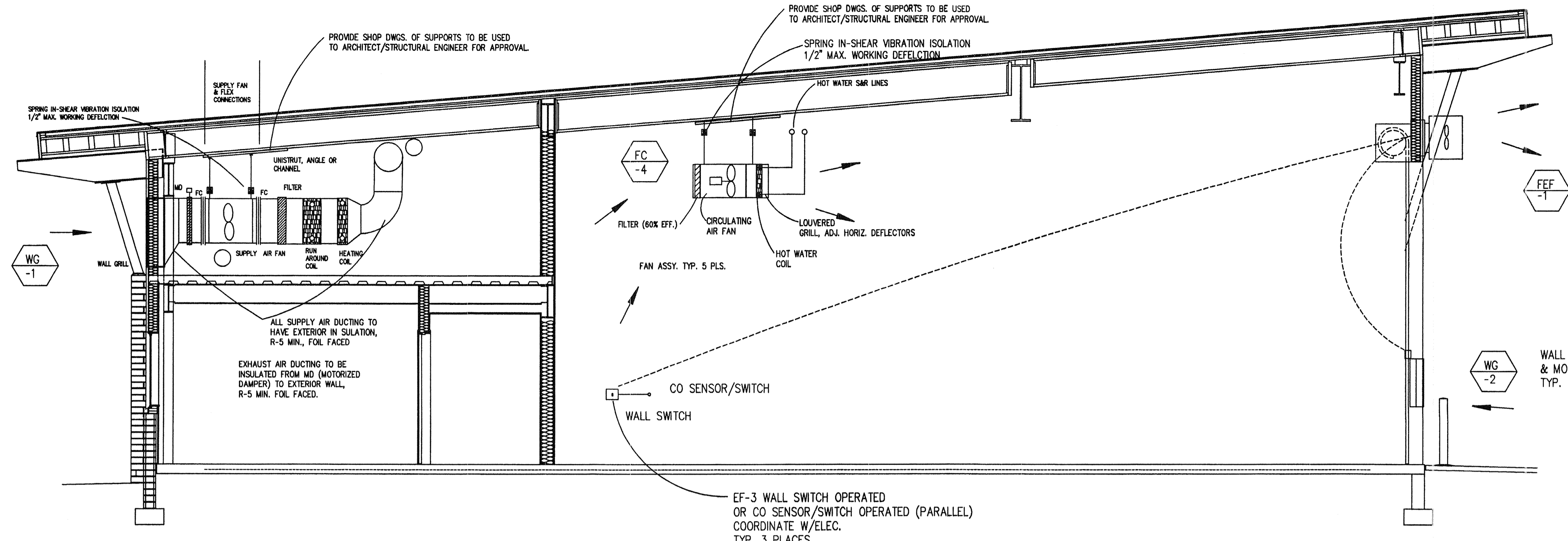
REVISIONS
 1 23 JULY 2001
 PLAN CHECK CORRECTIONS

PROJECT NO.
 SCALE
 DRAWN CHECKED
 DATE MAY 11, 2001
 BUILDING DEPT. PLAN CHECK
 SHEET TITLE

**MAIN FLOOR
 HVAC PLAN**

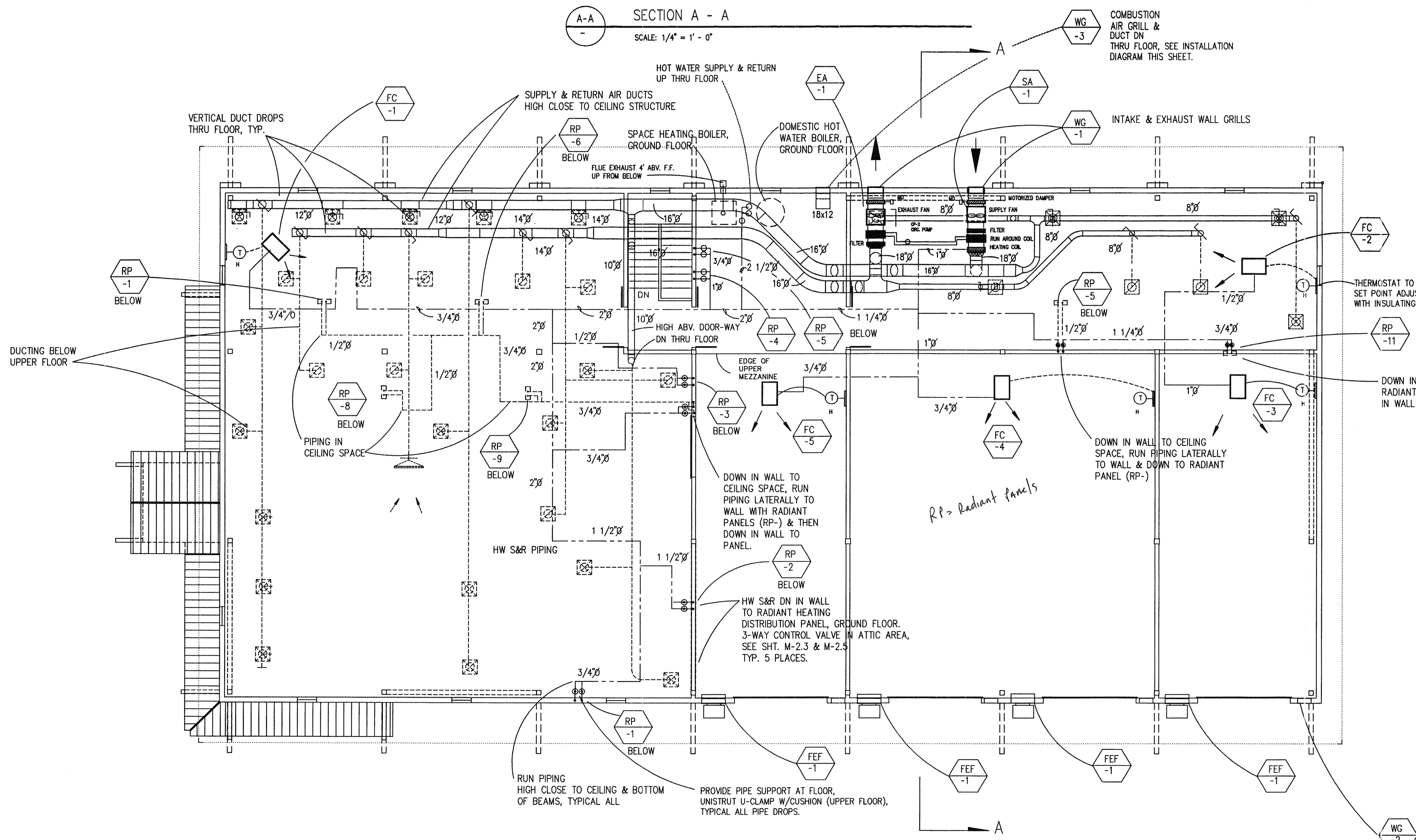
SHEET NO.
M2.1

These drawings are instruments of service and are property of Ward-Young Architects, A California Corporation. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Ward-Young Architects. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown by these drawings.



SECTION A - A
SCALE: 1/4" = 1' - 0"

UPPER FLOOR - HVAC PLAN
SCALE: 1/8" = 1' - 0"



B
BAILEY & Associates
CONSULTING ENGINEERS
MECHANICAL-ELECTRICAL-ENERGY
3055 Barrum Pl., Ste. 107
Renton, WA 98055
Ph. & Fax (775) 824-0962

**TRUCKEE
SANITARY
DISTRICT**
FIELD OPERATIONS BUILDING
12304 JOERGER DRIVE
TRUCKEE CALIFORNIA

REVISIONS

1	23 JULY 2001	PLAN CHECK CORRECTIONS
---	--------------	------------------------

PROJECT NO. _____
SCALE _____
DRAWN _____ CHECKED _____
DATE MAY 11, 2001
BUILDING DEPT. PLAN CHECK
SHEET TITLE _____

**UPPER FLOOR HVAC
PLAN**

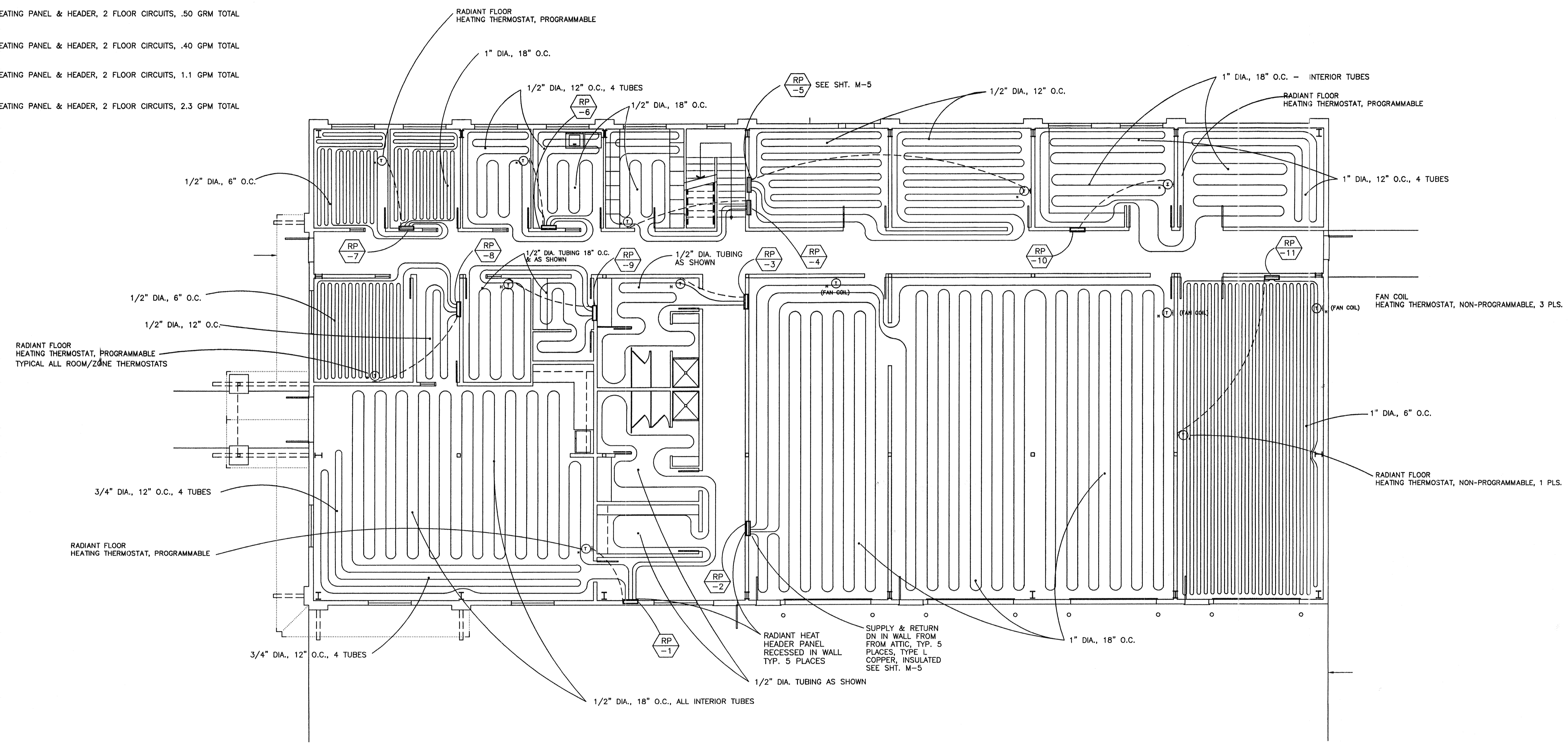
SHEET NO. **M2.2**

These drawings are instruments of service and are property of Ward-Young Architects, A California Corporation. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Ward-Young Architects. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown by these drawings.

- RP-1 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, 1.7 GRM TOTAL
- RP-2 RADIANT FLOOR HEATING PANEL & HEADER, 3 FLOOR CIRCUITS, 9.3 GRM TOTAL
- RP-3 RADIANT FLOOR HEATING PANEL & HEADER, 1 FLOOR CIRCUIT, .40 GRM TOTAL
- RP-4 RADIANT FLOOR HEATING PANEL & HEADER, 1 FLOOR CIRCUITS, .30 GPM TOTAL
- RP-5 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, .80 GPM TOTAL
- RP-6 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, .50 GRM TOTAL
- RP-7 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, .80 GPM TOTAL
- RP-8 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, .50 GRM TOTAL
- RP-9 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, .40 GPM TOTAL
- RP-10 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, 1.1 GPM TOTAL
- RP-11 RADIANT FLOOR HEATING PANEL & HEADER, 2 FLOOR CIRCUITS, 2.3 GPM TOTAL

GENERAL NOTES:

1. TUBING TO BE SECURED TO RE-BAR W/ STAR CLIPS OR CABLE BINDERS.
2. USE PROTECTIVE SLEEVES AT EXPANSION JOINTS AND VERTICAL RADIUS BENDS INTO HEADERS.
3. DO NOT BEND TUBING LESS THAN MIN. BEND RADIUS. USE VERTICAL RADIUS BENDS INTO HEADER PANELS.
4. OFF-SET END LOOPS AS REQUIRED.
5. DO NOT KINK TUBING, REPLACE ALL KINKED TUBING WITH NEW TUBING.
6. FLUSH ALL TUBING CIRCUITS CLEAN. ENSURE THAT ALL TUBING IS CLEAR OF ANY DEBRIS AND FLOW IS AS SPECIFIED.
7. PRESSURE TEST HEADERS AND TUBING CIRCUITS TO 90 PSIG. FOR 1 HOUR BEFORE COVER IS APPLIED. REPAIR AND RE-TEST AS REQUIRED.
8. PERFORM TESTING IN PRESENCE OF OWNERS REPRESENTATIVE AND PROVIDE CHART RECORDINGS OF TESTS.
9. TUBING MATERIAL IS TO BE REHAU - RAUPEX HIGH DENSITY POLYETHYLENE (HDPE), OR RAUPEX B (ASTM D 1505) OR EQUIVALENT.
10. DISTRIBUTION PANELS AND HEADERS TO BE REHAU CABINET SIZE # 1 (2-3 CIRCUITS). CABINET IS TO BE OF STAINLESS STEEL CONSTRUCTION, RECESSED IN-WALL CONFIGURATION.
11. RECESS CABINETS INTO WALLS, COORDINATE WITH GENERAL & FRAMING CONTRACTOR.
12. ALL RADIANT FLOOR SYSTEM COMPONENTS TO BE BY ONE SUPPLIER (REHAU OR EQUAL) BACK THROUGH DISTRIBUTION HEADERS.
13. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS.
14. APPROX. TUBING LENGTHS REQUIRED, 1" DIA. 2,800 FT., 3/4" DIA. 1,250 FT., 1/2" DIA. 2,800 FT.
15. USE SURVEYING INSTRUMENTS TO SET ELEVATION OF TUBING ON RE-BAR & POUR OF CONCRETE OVER TUBING.
16. MINIMUM DEPTH OF CONCRETE OVER TUBING IS 3".
17. NOTIFY ARCHITECT WHEN VALIDATING DEPTH OF TUBING BEFORE POURING CONCRETE.
18. TUBING IS TO BE PLACED NO CLOSER THAN 6" TO WALLS.
19. INSULATE ALL 1/2" TUBING IN LONG HALL-WAY W/ 3/4" MICROLOC (CLOSED CELL SEMI-RIGID) INSULATION BY JM, JOHNS MANVILLE.



RADIANT FLOOR HEATING PLAN - MAIN FLOOR

SCALE: 1/8" = 1' - 0"

These drawings are instruments of service and are property of Ward-Young Architects, A California Corporation. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Ward-Young Architects. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown by these drawings.

B
BAILEY & Associates
 CONSULTING ENGINEERS
 MECHANICAL-ELECTRICAL-ENERGY
 3055 Berryman Pl., Ste. 107
 Reno, NV 89509
 Ph. & Fax (775) 824-0962

**TRUCKEE
 SANITARY
 DISTRICT**
FIELD OPERATIONS BUILDING
 12304 JOERGER DRIVE
 TRUCKEE CALIFORNIA

REVISIONS	DATE	DESCRIPTION
1	23 JULY 2001	PLAN CHECK CORRECTIONS

PROJECT NO. _____

SCALE _____

DRAWN _____ CHECKED _____

DATE MAY 11, 2001
 BUILDING DEPT. PLAN CHECK

SHEET TITLE

**MAIN FLOOR
 RADIANT HEATING PLAN**

SHEET NO. **M2.3**

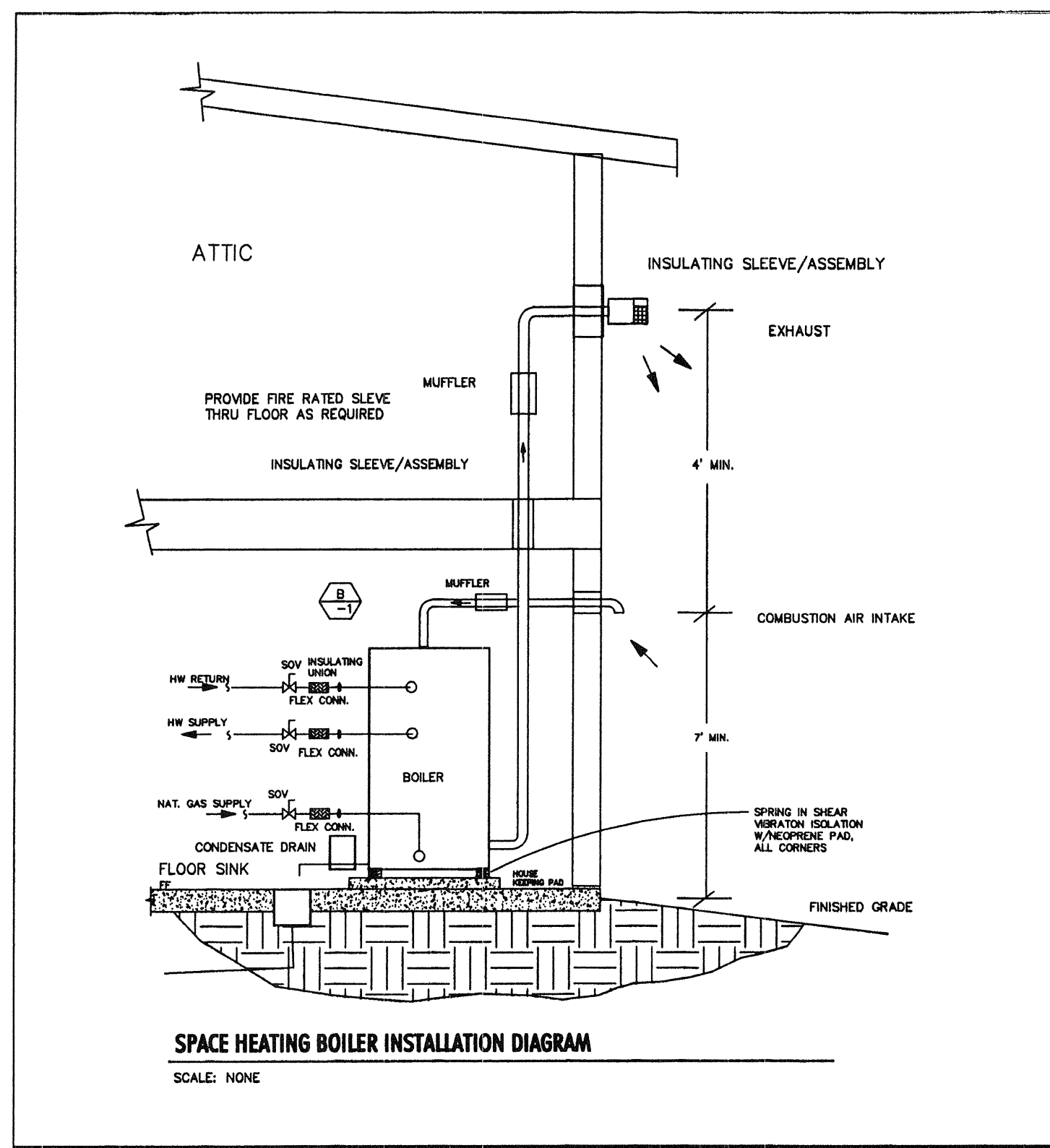
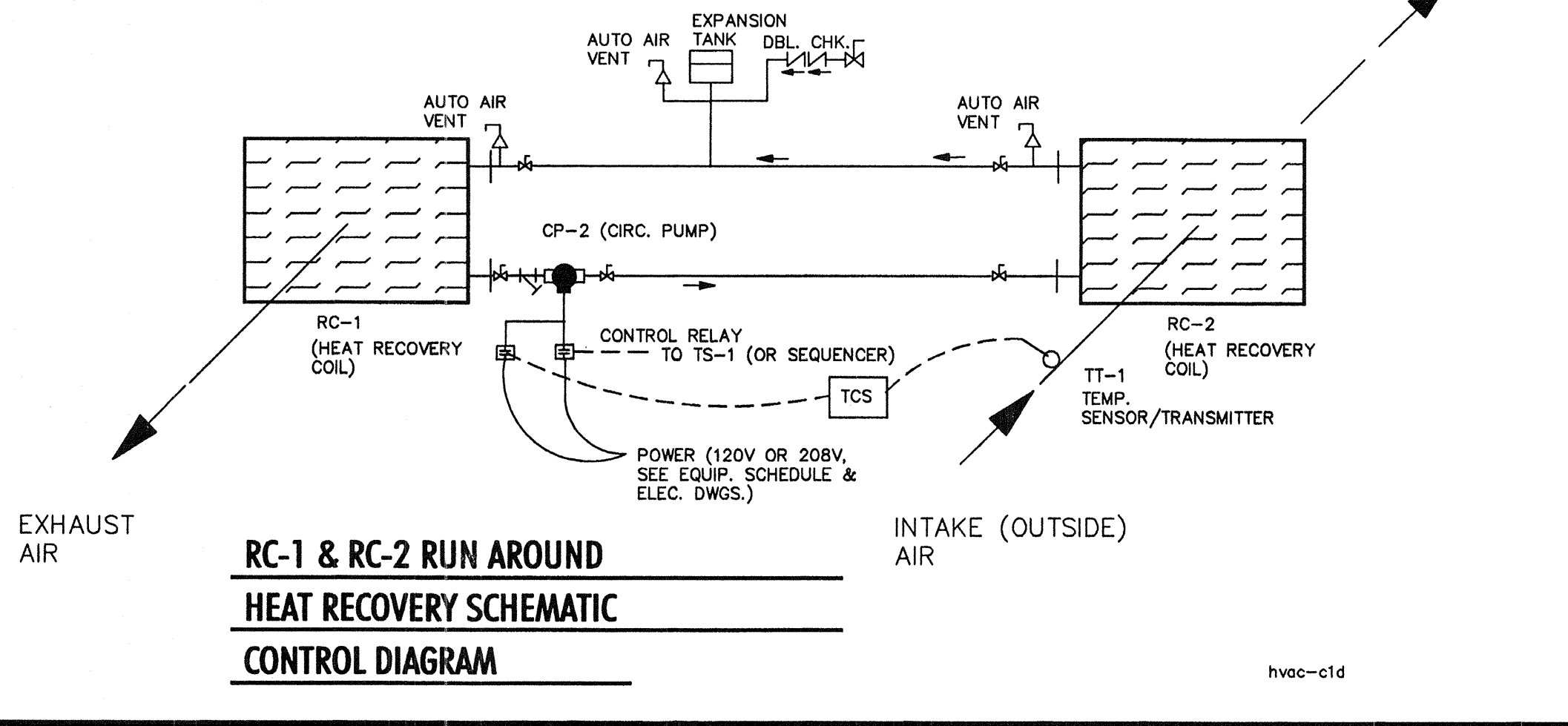
**RC-1 & RC-2 RUN AROUND SYSTEM
SEQUENCE OF OPERATIONS**

WINTER OPERATION (ON HOURS) —

AT A OUTDOOR TEMPERATURE OF 60 DEG. F. AND DECREASING, CP-2 (CIRC. PUMP) IS ENABLED (ON).
AN SUPPLY AIR TEMPERATURE OF APPROXIMATELY 60 DEG. F. (UP TO CAPACITY OF COILS) WILL BE COMING OFF RC-2 COIL.

NOTE THAT RC-1 & RC-2 RUN AROUND SYSTEM IS OFF DURING BUILDING OFF HOURS, EXCEPT THRU THE FREEZE PROTECTION CONTROL — TCS.

DURING OFF HOURS WHEN TEMPERATURE IN THE INTAKE DUCT AS SENSED BY TT-1 REACHES 32 DEG. F., CIRCULATING PUMP CP-2 IS ACTIVATED THRU TCS (TEMPERATURE CONTROL SWITCH).
THE PUMP RUNS CONTINUOUSLY AS LONG AS TCS CONTACT IS IN THE CLOSED (MADE) POSITION. THIS CONTROL IS AN EMERGENCY FREEZE CONTROL.
FOR THE RUN-AROUND WATER CIRCUIT.



HVAC EQUIPMENT SCHEDULE

- CD-1 CEILING DIFFUSER — SUPPLY (T-BAR LAY-IN): TITUS, MO. # MCD-XX-XX-3-26-AG40, ALUMINUM, WHITE, W/OBD, NECK SIZE AS SHOWN ON DWGS.
- RA-1 RETURN AIR GRILL — CEILING (T-BAR LAY-IN): TITUS, MO. # 50-NT, EGGRATE, 1'x1'x1", ALUMINUM, WHITE, W/OBD, NECK SIZE AS SHOWN ON DWGS.
- CD-2 CEILING DIFFUSER — SUPPLY (SURFACE MTD.): TITUS, MO. # MCD-XX-XX-6-26-AG40, BEVELED DROP, ALUMINUM, WHITE, W/OBD, NECK SIZE & THROW AS SHOWN ON DWGS.
- RA-2 RETURN AIR GRILL — CEILING (SURFACE MTD.): TITUS, MO. # TDC, XXI-26-4, ALUMINUM, WHITE, ROUND NECK, SIZE AS SHOWN ON DWGS.
- CD-3 CEILING DIFFUSER — SUPPLY (MTD. ON EXPOSED DUCT): TITUS, MO. # TMRA-AA-XX-26-AG25, RD. CEILING DIFFUSER, ALUMINUM, WHITE, W/OBD, NECK SIZE AS SHOWN ON DWGS.
- RA-3 RETURN AIR GRILL (MTD. ON EXPOSED DUCT): TITUS, MO. # 350ZFL, ALUMINUM, WHITE, #7 BORDER (CHANNEL FRAME), W/OBD. SIZE AS SHOWN ON DWGS.
- RA-4 RETURN AIR GRILL (WALL GRILL): TITUS, MO. #350 FL, ALUMINUM, WHITE, #1-SURFACE MOUNT, 35 DEG. FIXED BLADE, W/OBD. SIZE AS SHOWN ON DWGS.
- WG-1 WALL GRILL (EXTERIOR METAL WALL INTAKE & EXHAUST): RUSKIN, MO. # EBF881D-55, STATIONARY LOUVER, 6" DEEP, W/BIRD SCREEN, CLEAR ANODIZE ALL ALUM. COMPONENTS, 42"x24"xW, 3.85 SQ. FT. FREE AREA.
- WG-2 WALL GRILL (EXTERIOR METAL WALL + MOTORIZED DAMPER): RUSKIN, MO. # ELM90, 6" DEEP, EXTRUDED AL., W/BIRD SCREEN, CLEAR ANODIZE (ALL ALUM. COMPONENTS), W/BLADE EDGE & JAM SEALS, W/ELEC. ACTUATOR. SIZE AS SHOWN ON DWGS.
- WG-3 WALL GRILL (EXTERIOR METAL WALL, COMBUSTION AIR): RUSKIN, MO. # EBF83TD, STATIONARY LOUVER, DRAINABLE BLADES, ALUMINUM, W/BIRD SCREEN, CLEAR ANODIZE ALL ALUM. COMPONENTS, 24"x12"xW, .90 SQ. FT. FREE AREA (MIN.).
- EG-1 EXHAUST AIR GRILL (MTD. ON EXP. DUCT): TITUS, MO. # 350RL-SS, STAINLESS STEEL, W/OBD, SIZE AS SHOWN ON DWGS.
- FC-1 FAN-COIL UNIT: GREENHECK, #SQ-130-B, 1104 CFM @ .500 IN. W.C., 1/4 HP, 120V-1PH-6HZ, 1140 RPM, 9.8 SONES, WT. 90 LBS. W/HEATING COIL, TRANE, TYPE TT 2-ROW COIL, FIN TYPE PH, COPPER TUBES & ALUM. FINS, 24"x24", 2.69 GPM, 1.45 FT. WPD, PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.). ASSEMBLY WT. APPROX. 150 LBS.
- FC-2 FAN-COIL UNIT: GREENHECK, #SQ-95-D, 461 CFM @ .500 IN. W.C., 1/8HP, 120V-1PH-6HZ, 1550 RPM, 7.6 SONES, WT. 40 LBS. W/HEATING COIL, TRANE, TYPE TT 1-ROW COIL, FIN TYPE PH, COPPER TUBES & ALUM. FINS, 150 FPF, 24"x24", .86PM, 1.45 FT. WPD, .04 IN. W.C. APD, 13.0 MBH (MIN.), 35 DEG. F. WTD, WT. 51 LBS. W/4" FILTER, AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.). ASSEMBLY WT. APPROX. 150 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- FC-3 FAN-COIL UNIT: GREENHECK, #SQ-140-B, 1666 CFM @ .500 IN. W.C., 1/3 HP, 120V-1PH-6HZ, 1140 RPM, 9.8 SONES, WT. 105 LBS. W/HEATING COIL, TRANE, TYPE TT 2-ROW COIL, FIN TYPE PE, 93 FPF, COPPER TUBES & ALUM. FINS, 24"x24", 2.8 GPM, 1.56 FT. WPD, .05 IN. W.C. APD, 49.0 MBH (MIN.), 35 DEG. F. WTD, WT. 51 LBS. W/4" FILTER, AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.). ASSEMBLY WT. APPROX. 150 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- FC-4 FAN-COIL UNIT: GREENHECK, #SQ-140-B, 1666 CFM @ .500 IN. W.C., 1/3 HP, 120V-1PH-6HZ, 1140 RPM, 9.8 SONES, WT. 105 LBS. W/HEATING COIL, TRANE, TYPE TT 2-ROW COIL, FIN TYPE PH, COPPER TUBES & ALUM. FINS, 24"x24", 2.69 GPM, 1.45 FT. WPD, .04 IN. W.C. APD, 47.0 MBH (MIN.), 35 DEG. F. WTD, WT. 51 LBS. W/4" FILTER, AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.). ASSEMBLY WT. APPROX. 150 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- FC-5 FAN-COIL UNIT: GREENHECK, #SQ-120-B, 873 CFM @ .500 IN. W.C., 1/8 HP, 120V-1PH-6HZ, 1140 RPM, 5.9 SONES, WT. 75 LBS. W/HEATING COIL, TRANE, TYPE TT 2-ROW COIL, FIN TYPE PH, COPPER TUBES & ALUM. FINS, 110 FPF, 24"x24", 1.42 GPM, 1.08 FT. WPD, .07 IN. W.C. APD, 24.0 MBH (MIN.), 35 DEG. F. WTD, WT. 51 LBS. W/4" FILTER, AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.). ASSEMBLY WT. APPROX. 120 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- CP-1 CIRC. PUMP (MAIN HEATING SYSTEM): BELL & GOSSET, SERIES 80 CENTRIFUGAL PUMP, # 1 1/2" x 1 1/2" x 9 1/2", 1750 RPM, WT. = 175 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- CP-2 CIRC. PUMP (RUN AROUND COILS): BELL & GOSSET, SERIES 80 CENTRIFUGAL PUMP, # 1 1/2" AA (60BT), 1750 RPM, 45 GPM @ 17 FT. H2O, 1/2 HP, 208-3P-60HZ, ALL BRONZE PUMP, 4" DIA. IMPELLER (TRIMMED AS REQ'D), WT. = 61 LBS. PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
- SA-1 SUPPLY AIR HANDLER (CUSTOM): AIR HANDLER TO HAVE CAPACITY, COMPONENTS AND FEATURES AS HEREIN DESCRIBED AND DESCRIBED IN PROJECT SPECIFICATIONS, SECTION 15000. AIR HANDLER TO BE EITHER BUILT-UP WITH FOLLOWING ELEMENTS, OR SUPPLIED AS A SINGLE UNIT (FACTORY ASSEMBLED).
SF-1 (SUPPLY AIR FAN): GREENHECK, # SQ-130A, 1600 CFM, 1.2 IN. W.C. APD, 1725 RPM, 3/4 HP, 208V-3PH-60HZ, 16 SNS., WT. 90LBS. HC-1 (SPACE HEATING COIL): TRANE, TYPE TT (FIN TYPE PH) 2-ROW COIL W/TUBES, 84 FPF, 52.9 MBH, 40 DEG. F. EAT/70 DEG. F. LAT, 3.53 GPM, 4.1 FT. WPD, .07 IN. W.C. APD, 30 DEG. F. WTD, COPPER TUBES & ALUM. FINS.
RC-1 (RUN AROUND COIL-SUPPLY): TRANE, TYPE W (FIN TYPE-PH) 6-ROW COIL, COPPER TUBES, ALUM. FINS, 600 FT./MIN. MAX. FACE VELOCITY, 131 FINS/FT. TO DEG. EAT, 45.8 LAT, 45 GPM, 2.35 FT. WPD, 0.17 IN. W.C. APD, 80 MBH. (TRANE OR EQUAL), WT. = 173 LBS. PROVIDE FAN W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
E-1 (AIR FILTER): AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.), 4" THICK, FLAT FILTER W/PRES. STATIC PRES. TAPS & MERCROID PRES. GAGE & P/E SWITCH.
- EA-1 EXHAUST AIR HANDLER (CUSTOM): AIR HANDLER TO HAVE CAPACITY, COMPONENTS AND FEATURES AS HEREIN DESCRIBED AND DESCRIBED IN PROJECT SPECIFICATIONS, SECTION 15000. AIR HANDLER TO BE EITHER BUILT-UP WITH FOLLOWING ELEMENTS, OR SUPPLIED AS A SINGLE UNIT (FACTORY ASSEMBLED).
EF-1 (EXHAUST AIR FAN): GREENHECK, # SQ-130A, 1600 CFM, 1.1IN. W.C. APD, 1725 RPM, 3/4 HP, 208V-3PH-60HZ, 16 SNS., WT. 90LBS. RC-2 (RUN AROUND COIL-EXHAUST): TRANE, TYPE W (FIN TYPE-PH) 6-ROW COIL, COPPER TUBES, ALUM. FINS, 600 FT./MIN. MAX. FACE VELOCITY, 131 FINS/FT. TO DEG. EAT, 45.8 LAT, 45 GPM, 2.35 FT. WPD, 0.17 IN. W.C. APD, 80 MBH. (TRANE OR EQUAL), WT. = 173 LBS. PROVIDE FAN W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).
E-2 (AIR FILTER): AMERICAN AIR FILTER, VERICEL II (60%-65% EFF.), 4" THICK, FLAT FILTER W/PRES. STATIC PRES. TAPS & MERCROID PRES. GAGE & P/E SWITCH.
- B-1 SPACE HEATING BOILER: FULTON PULSE +, #PHW 650, 650 MBH INPUT, 552.5 MBH OUTPUT (SEA LEVEL), PROPANE FIRED, WT. = 2402 LBS. DIM. W=27.5", H=76", D=37.8". AIR INLET=4" DIA., EXH. OUTLET=4" DIA., GAS CONN. = 1" DIA. PROVIDE W/MODULATION PACKAGE, PVC COMBUSTION AIR PIPE W/ STL. STEEL MUFFLER, 316L STL. STEEL EXHAUST PIPE, SPRING-IN-SHEAR VIBRATION MOUNT W/1/2 THK. NEOPRENE PADS. ALSO PROVIDE WITH OUTDOOR TEMPERATURE/SUPPLY WATER RE-SET CONTROL (80 DEG. F. @ 60 DEG. OA TEMP. & 160 DEG. F. @ -10 OA TEMP.). ELECTRICAL, 4.0 AMPS @ 120V-1PH-60HZ.
- FEF-1 FUME EXHAUST FAN: GREENHECK, WALL EXHAUST FAN, # GWB 14-7, 2816 CFM @ .125 IN. W.C., 3/4 HP, 208V-1PH-60HZ, 18.4 SONES, SPUN ALUM. W/CLEAR ANODIZE COATING, W/BACK-DRAFT DAMPER (NON-SLAM) & S.S. BIRD SCREEN PROVIDE W/STARTER & DISCONNECT (SINGLE POINT OF CONTACT FOR ELEC. CONT.).

BUILDING HEATING & VENTILATING SYSTEMS SEQUENCE OF OPERATIONS

OFF HOURS OPERATION —

DURING OFF HOURS, ZONE PROGRAMMABLE THERMOSTATS ARE IN A SET-BACK (UN-OCCUPIED) MODE TO MAINTAIN A BUILDING/ZONE SPACE TEMPERATURE OF 55 DEG. F. (ADJUSTABLE). OUTSIDE AIR DAMPERS (SUPPLY & EXHAUST) ARE CLOSED 100%. DAMPERS ARE TWO POSITION CONTROL. AT A IN-DOOR TEMPERATURE OF 55 DEG. F. (DECREASING) AS SENSED BY THE MAIN BUILDING THERMOSTAT TT-3 (REMOTE TEMP. SENSOR), B-1 BOILER SYSTEM & H. W. CIRC. PUMP ARE ENABLED (ON). SUPPLY FAN SF-1 AND EXHAUST AIR FAN EF-1 ARE OFF (DISABLED). B-1 BOILER HAS OUT-DOOR TEMPERATURE RE-SET STARTING AT 100 DEG. (@ 55 DEG. F. O.A. TEMP.) AND GOING TO 160 DEG. F. (@ -10 DEG. F. O.A. TEMP.). ZONE 3-WAY CONTROL VALVES (TO FLOOR RADIANT HEATING SYSTEM) MODULATE OPEN AND CLOSE TO MAINTAIN SPACE/ZONE TEMPERATURE THROUGH THEIR RESPECTIVE THERMOSTATS.

FAN-COIL UNITS:
FAN-COIL UNITS IN THE GARAGE AREAS AND IN THE UPPER FLOOR AREAS MAINTAIN SPACE/ZONE TEMPERATURE THROUGH SINGLE SET-POINT THERMOSTATS AND TWO TWO POSITION MOTORIZED CONTROL VALVES. ON CALL FOR HEATING FROM THE ZONE THERMOSTAT, THE THREE WAY CONTROL VALVE OPENS (100% OPEN) TO THE HEATING COIL, AND THE FAN CYCLES ON AND OFF TO MAINTAIN THE SPACE TEMPERATURE. THEY OPERATE IN THIS MANNER DURING BOTH OFF-HOURS AND ON-HOURS.

ON HOURS OPERATION —

MORNING WARM-UP

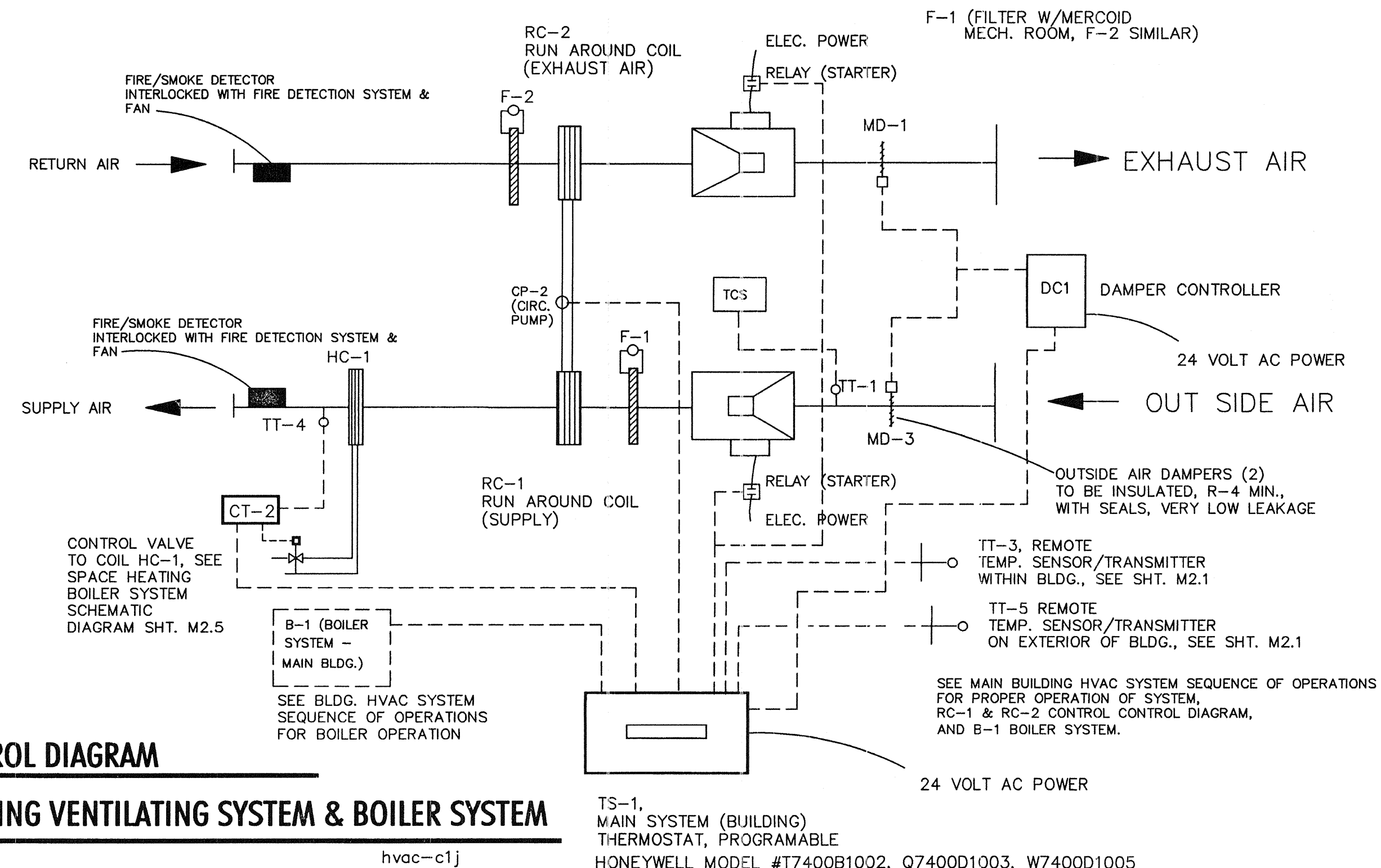
AT A PRE-PROGRAMMED TIME (& DAY), TS-1 (BUILDING PROGRAMMABLE THERMOSTAT) ENABLES SUPPLY FAN SA-1 & EXHAUST FAN EA-1 (FANS RUN CONTINUOUSLY). SUPPLY AIR TEMP. IS CONTROLLED TO 68 DEG. F. B-1 BOILER SYSTEM & CIRC. PUMP CP-1 ARE ENABLED (ON) — IF NOT ALREADY ON. ZONES W/PROGRAMMABLE THERMOSTATS GO TO A SET-UP TEMP. OF 68 DEG. F. MAINTAINED THRU 3-WAY CONTROL VALVE. O. A. DAMPERS GO TO FULL OPEN (100% OPEN) AFTER BLDG. TEMPERATURE REACHES 68 DEG. F. AS SENSED THRU TT-3 (TEMP. SENSOR/TRANSMITTER).
NOTE: IF O. A. TEMP. IS 60 DEG. F. OR LOWER, RC-1 & RC-2 RUN-AROUND HEAT RECOVERY SYSTEM IS ENABLED (ON). SA-1 & EA-1 SUPPLY AND EXHAUST FANS RUN CONTINUOUSLY DURING ON-HOURS OPERATION. B-1 BOILER SYSTEM (& CP-1 CIRC. PUMP) RUN CONTINUOUSLY IF O. A. TEMP. IS BELOW 60 DEG. F. AS SENSED BY TT-5 TEMP. SENSOR/TRANSMITTER. HONEYWELL PROGRAMMABLE THERMOSTAT T73001052 W/Q7300L0104 (OR EQUIVALENT)

VENTILATION AIR HEATING:

IF THE OUTSIDE AIR TEMPERATURE IS 60 DEG. F. (AND DECREASING), THE RUN AROUND HEAT RECOVERY SYSTEM (RC-1 & RC-2) IS ENABLED (ON) THRU CP-2 CIRC. PUMP BEING ENABLED (ON). SEE ACCOMPANYING RC-1 & RC-2 RUN AROUND HEAT RECOVERY SCHEMATIC CONTROL DIAGRAM (THIS SHEET).
THERE ARE TWO STAGES OF VENTILATION AIR HEATING AS FOLLOWS: 1.) THE FIRST STAGE IS THROUGH THE RC-1 & RC-2 RUN AROUND HEAT RECOVERY SYSTEM. THIS SYSTEM MAINTAINS A SUPPLY AIR TEMPERATURE OF APPROXIMATELY 60 DEG. F. UP TO IT'S CAPACITY.
2.) THE SECOND STAGE OF HEATING IS THROUGH CONTROLLER CT-2, HC-1 HOT WATER COIL, TT-4 TEMPERATURE SENSOR/TRANSMITTER AND THE B-1 BOILER SYSTEM. CT-2 MODULATES HOT WATER 3-WAY CONTROL VALVE HC-1 OPEN OR CLOSED TO MAINTAIN THE SUPPLY AIR TEMPERATURE AT 68 DEG. F. AS SENSED BY TT-4. B-1 BOILER SYSTEM IS ENABLED AT AN OUTSIDE AIR TEMPERATURE OF 60 DEG. F. SEE B-1 BOILER SYSTEM SCHEMATIC DIAGRAM SHT. M2.5.

CONTROL DIAGRAM

BUILDING VENTILATING SYSTEM & BOILER SYSTEM



B
BAILEY & Associates
CONSULTING ENGINEERS
MECHANICAL-ELECTRICAL-ENERGY
3055 Berrum Pl., Ste. 107
Reno, NV 89505
Ph. & Fax (775) 824-0982

**TRUCKEE
SANITARY
DISTRICT**

FIELD OPERATIONS BUILDING

**12304 JOERGER DRIVE
TRUCKEE CALIFORNIA**

REVISIONS
1 23 JULY 2001
PLAN CHECK CORRECTIONS

PROJECT NO.

SCALE

DRAWN CHECKED

DATE MAY 11, 2001
BUILDING DEPT. PLAN CHECK

SHEET TITLE

**EQUIPMENT SCHEDULE
CONTROL DIAGRAMS
SEQUENCE OF OPERATIONS**

SHEET NO.

M2.4

These drawings are instruments of service and are property of Word-Young Architects, A California Corporation. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Word-Young Architects. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown by these drawings.

PROFESSIONAL SERVICES AGREEMENT

Truckee Sanitary District
12304 Joerger Drive
Truckee, CA 96161
Telephone: (530) 587-3804 – Fax (530) 587-1430



This Agreement (“Agreement”) is made and entered into as of this Day day of Month Year by and between the **TRUCKEE SANITARY DISTRICT** ("District") and **CONTRACT** ("Professional"). The District and Professional mutually agree and promise the following:

1. **PURPOSE OF ENGAGEMENT.** Subject to the terms and conditions set forth in this Agreement, the District hereby retains Professional to provide the services generally titled and defined as follows:

Project Name

2. **SCOPE OF SERVICES.** The District retains Professional to provide all necessary personnel, materials and services to fully and completely perform those services described more completely in the Scope of Services (“Services”, attached hereto as **Exhibit A** and hereby made part of this Agreement). Professional shall provide those Services reasonably required and requested to carry out the described work and shall take reasonable steps to keep the District informed of progress. Professional agrees to perform the required professional services described herein, upon the terms and conditions and in consideration of the payments stated in this Agreement.

3. **TERM OF AGREEMENT.** This Agreement shall terminate on **Expiration Date** unless specifically terminated earlier pursuant to Section 7 or amended or extended by the Parties in writing. The District shall not be responsible for payment for Services initiated subsequent to termination unless the District has previously approved such Services in writing.

4. **INDEPENDENT CONTRACTOR.** Professional is an independent contractor and shall not at any time be considered an employee of the District during the term of this engagement. Professional shall have no authority, express or implied, to act on behalf of District in any capacity or to bind the District to any obligation whatsoever. For matters concerning administration of this contract, Professional shall communicate to the District through the General Manager of the District, unless instructed otherwise by him or her. The General Manager, or his/her designee, is the representative of the District.

5. **FEES AND BILLING PRACTICES.** The District agrees to pay Professional for Services provided under this Agreement in accordance with **Exhibit B** attached hereto and hereby made a part of this Agreement. Professional shall submit a Statement of Charges to the District in accordance with **Exhibit B**, and shall include a summary of accomplishments and activity during the period for which Professional requests payment. District shall make payments to Professional for all non-disputed charges no later than thirty (30) days after the District receives the Statement of Charges.

The District will not compensate Professional for work not contained within the Scope of Services unless the District has authorized the work, in a separate writing or amendment to this agreement describing the work and payment terms, prior to the commencement of the such work. Any Services in addition to the Services described in **Exhibit A** shall be performed by Professional according to the rates or charges listed in **Exhibit B**. In the event that no rate or charge is listed for a particular type of extra work, Professional shall be paid for the extra work at a rate to be mutually agreed upon in writing prior to commencement of the extra work.

6. **PREVAILING WAGE REQUIREMENTS. Prevailing Wage is required on all jobs that fall under the California Labor Code Sections 1720, 1771, 1774-1776, et seq., on all projects over \$1,000**

7. **TERMINATION.** The District may terminate this Agreement at any time and without cause upon written notice to Professional. Upon completion or termination of this Agreement, Professional is entitled to compensation for Services satisfactorily completed as of the effective date of termination. Professional is responsible for submitting to the District a final Statement of Charges.

8. **INSURANCE.** Professional shall, at no cost to the District, obtain and maintain insurance during the term of this Agreement as prescribed in **Exhibit C** attached hereto and hereby made a part of this Agreement. Professional shall furnish evidence of such coverage, naming the District, its officers and employees as additional insured, as stated in **Exhibit C**.

9. **INDEMNIFICATION.** Professional agrees to indemnify, defend and hold harmless District, its governing body, officers, officials, employees and volunteers from and against any and all claims, demands, costs or liabilities that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the Professional or any person under the Professional's control, in the performance of Services under this Agreement. Such obligations to indemnify, defend and hold harmless the District shall not apply to the extent that such liabilities are caused by the sole negligence, active negligence, or willful misconduct of the District.

The obligation to indemnify and defend District as set forth herein is binding on the successors, assigns or heirs of Professional and shall survive the termination of this Agreement or this Section.

District's acceptance of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification clause. This indemnification clause shall apply to any damages or claims for damages whether or not such insurance policies are deemed to apply.

10. **ASSIGNMENT.** Professional may not assign or transfer in whole or in part this Agreement, whether voluntarily, by operation of law or otherwise, without the prior written consent of District, which shall not be unreasonably withheld. Any other purported assignment, transfer or sub-contracting without the prior written consent of the District shall be void.

12. **EFFECTIVE DATE.** This Agreement will take effect upon the last date executed below. The date at the beginning of this Agreement is for reference only.

13. **CONFORMANCE WITH LAWS.** Professional hereby agrees to conform to all local and State laws regulating or governing the Services provided under this Agreement. Professional shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations. In addition, Professional shall comply with all applicable local, state, and federal laws, statutes, ordinances, rules and regulations. Professional is responsible for obtaining and maintaining, at its sole expense, all licenses, permits and approvals that are legally required to practice its profession and perform the work provided for under this Agreement.

14. **RECORDS.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, files and any other documents or materials, in any form, that Professional prepares or obtains pursuant to this Agreement and which relate to the Services covered under this Agreement shall be the property of the District. Professional agrees to deliver those documents, along with any other funds or property of the District in Professional's possession, to District upon termination of the Agreement. Professional shall not release any of the above-mentioned records to any other party or destroy any original files without prior written approval from the District. The District may condition any outstanding payment owed to the Professional upon Professional delivering the above-mentioned documents and funds to the District.

15. AMENDMENT. This Agreement may be amended only by a writing signed by both Professional and District.

16. VENUE. This Agreement shall be construed in accordance with the laws and judicial decisions of the State of California and venue for any legal or equitable action shall be in the County of Nevada.

17. INTEGRATION & INCORPORATION. This Agreement, including all exhibits attached hereto, represents the entire and integrated agreement between District and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral. All exhibits attached hereto are incorporated by reference herein.

18. NO THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries to this Agreement. This Agreement is for the sole benefit of the two parties.

19. NOTICE. Any notice, demand, request, consent, or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and shall be either personally delivered, or sent by U.S. or electronic mail addressed as follows:

TO DISTRICT:

Sanna Schlosser
Truckee Sanitary District
12304 Joerger Drive
Truckee, CA 96161
Phone: 530-587-3804
Email: sschlosser@truckeesan.org

TO PROFESSIONAL:

Professional Name
Company Name
Address
City, State
Phone:
Email:

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

PROFESSIONAL

By: _____

Print Name & Title: _____

Date: _____

DISTRICT

Truckee Sanitary District

By: _____
Sanna Schlosser, General Manager

Date: _____

**EXHIBIT A
SCOPE OF SERVICES**

DRAFT

**EXHIBIT B
FEES & BILLING RATES**

DRAFT

EXHIBIT C INSURANCE REQUIREMENTS

Professional shall procure and maintain, for the duration of this Agreement and at its own cost and expense, the types and amounts of insurance listed below.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 001 12 04).
2. Insurance Services Office form number GL 0404 covering Automobile Liability, code 1 (any auto) or provide evidence of Non-owned and hired auto liability coverage (if no owned autos).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance for any and all persons employed directly or indirectly by professional.
4. Errors and omissions liability insurance appropriate to the Professional's profession.

B. Minimum Limits of Insurance

Professional shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. The policy shall have an aggregate limit of \$2,000,000 or the general aggregate limit shall apply separately to this project/location.
2. Automobile Liability: \$2,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: \$1,000,000 per accident for bodily injury or disease.
4. Errors and Omissions Liability: \$1,000,000 per claim.
5. General Liability/Umbrella Insurance. The coverage amounts set forth above may be met by a combination of underlying and umbrella policies as long as in combination the limits equal or exceed those stated.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retention must be declared to and approved by the District.

D. Other Insurance Provisions

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. Coverage shall give the District, its officers, officials, employees and volunteers status as additional insured.

2. For any claims related to this project, the Professional's insurance coverage shall be primary insurance as respects the District, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by District, its officers, officials, employees or volunteers shall be excess of the Professional's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice has been given to the District.

E. Acceptability or Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise approved by District.

F. Verification of Coverage

Professional shall furnish District with original certificates and amendatory endorsements effecting coverage required by this clause prior to commencing any activity pursuant to this Agreement. The endorsements should be on forms provided by District or on forms that conform to District's requirements. All certificates and endorsements are to be received and approved by District before work commences. District reserves the right to require copies of all required insurance policies, including endorsements affecting the coverage required by this Agreement at any time.

G. Failure to Obtain/Maintain Coverage

If Professional begins work without any of the required insurance policies, or if the policies lapse at any point before completion or termination of this Agreement, District has the right terminate this Agreement or to purchase, at its sole discretion, such insurance policies directly and deduct the cost of the policies from the payment owed to the Professional.