

**PROFESSIONAL SERVICE AGREEMENT  
BETWEEN SANTA FE COUNTY AND  
MORROW REARDON WILKINSON MILLER, LTD,  
TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN SERVICES**

**THIS AGREEMENT** is made and entered into this 28 day of March 2016, by and between **SANTA FE COUNTY**, hereinafter referred to as the "County" and **MORROW REARDON WILKINSON MILLER, LTD**, whose principal address is **210 La Veta, NE, Albuquerque, NM 87108**, hereinafter referred to as the "Contractor".

**WHEREAS**, Santa Fe County requires landscape architectural and engineering design services including, but not limited to, design, construction documents, bidding and construction administration for the Nancy Rodriguez Community Center located at 1 Prairie Dog Loop, Santa Fe, New Mexico; and

**WHEREAS**, in accordance with NMSA 1978 Sections 13-1-120 through 13-1-124, the County issued Letter of Interest (LOI) No. 2016-0235-PW/KE for these services; and

**WHEREAS**, the County requires the services of the Contractor and the Contractor is willing to provide these services and both parties wish to enter into this Agreement.

**NOW, THEREFORE**, it is agreed between the parties:

**1. SCOPE OF WORK**

The Contractor shall provide landscape architectural/engineering design services including, but not limited to, design, construction documents, bidding and construction administration, including weekly site observations and 11- month warranty inspection for the Nancy Rodriguez Community Center.

The scope of work consists of providing landscape architectural and engineering design services for the following items. Contractor shall also provide full design services from programming through project completion.

1. Design 36 additional paved parking spaces with a paved driveway.
2. Design the realignment of the main entry drive to be paved.
3. Design a new 22' X 22' covered portal to the main building with 42" high, wrap around, masonry pony wall.
4. Assess, renovate and relocate (with new concrete foundation and slab) an existing 30' X 30' shade structure.
5. Design the renovation of the existing entry monument sign with new metal letters and re-stucco.
6. Design new irrigation infrastructure connected to the Romero Park system to service the community Center and the neighboring La Familia Medical Center, at 2145 Caja Del Oro Grant Road, Santa Fe, NM.

## 2. ADDITIONAL SERVICES

A. The parties agree that all tasks set forth in Section 1 (Scope of Work), of this Agreement shall be completed in full, to the satisfaction of the County, in accordance with professional standards and for the amount set forth in Section 3 (Compensation, Invoicing and Set-off), of this Agreement, and for no other cost, amount, fee or expense.

B. The County may from time to time request changes in the scope of work to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the County and the Contractor, shall be incorporated in a written amendment to this Agreement.

## 3. COMPENSATION, INVOICING AND SET-OFF

A. In consideration of its obligations under this Agreement the Contractor shall be compensated as follows:

- 1) County shall pay to the Contractor monthly payment for services satisfactorily performed, showing the percentage of completion per the schedule of tasks indicated in the Scope of Work and exhibit A attached hereto.
- 2) The total amount payable to the Contractor under this Agreement shall not exceed **twenty one thousand four hundred thirty five** dollars (\$21,435.00) *exclusive* of New Mexico gross receipts tax.
- 3) This amount is a maximum and not a guarantee that the work assigned to be performed by Contractor under this Agreement shall equal the amount stated herein. The parties do not intend for the Contractor to continue to provide services without compensation when the total compensation amount is reached. The County will notify the Contractor when the services provided under this Agreement reach the total compensation amount. In no event will the Contractor be paid for services provided in excess of the total compensation amount without this Agreement being amended in writing.

B. The Contractor shall submit written monthly statements showing exact work done for payment to the County when payment is due under this Agreement. Upon the County's receipt of the written monthly statements, the County shall issue a written certification of complete or partial acceptance or rejection of the deliverables for which payment is sought. The Contractor acknowledges and agrees that the County may not make any payment hereunder unless and until it has issued a written certification accepting the contractual services or deliverables. Within 30 days of the issuance of a written certification accepting the services or deliverables, the County shall tender payment for the accepted items or services. In the event the County fails to tender payment within 30 days of the written certification accepting the items or

services, the County shall pay late payment charges of one and one-half percent (1.5%) per month, until the amount due is paid in full.

C. In the event the Contractor breaches this Agreement, the County may, without penalty, withhold any payments due the Contractor for the purpose of set-off until such time as the County determines the exact amount of damages it suffered as a result of the breach.

D. Payment under this Agreement shall not foreclose the right of the County to recover excessive or illegal payment.

#### **4. EFFECTIVE DATE AND TERM**

The term of this Agreement is two years from the effective date, unless earlier terminated pursuant to Section 5 (Termination) or Section 6 (Appropriations). The effective date of this agreement is the date of last signature by the parties. The term of this Agreement may be extended for a period not to exceed four years in total, or upon the Contractor's completion of the Scope of Work, whichever occurs first.

#### **5. TERMINATION**

A. Termination of Agreement for Cause. Either party may terminate the Agreement based upon any material breach of this Agreement by the other party. The non-breaching party shall give the breaching party written notice of termination specifying the grounds for the termination. The termination shall be effective 30 days from the breaching party's receipt of the notice of termination, during which time the breaching party shall have the right to cure the breach. If, however, the breach cannot with due diligence be cured within 30 days, the breaching party shall have a reasonable time to cure the breach, provided that, within 30 days of its receipt of the written notice of termination, the breaching party began to cure the breach and advised the non-breaching party in writing that it intended to cure.

B. Termination for Convenience of the County. The County may, in its discretion, terminate this Agreement at any time for any reason by giving the Contractor written notice of termination. The notice shall specify the effective date of termination, which shall not be less than 15 days from the Contractor's receipt of the notice. The County shall pay the Contractor for acceptable work, determined in accordance with the specifications and standards set forth in this Agreement, performed before the effective date of termination but shall not be liable for any work performed after the effective date of termination.

#### **6. APPROPRIATIONS AND AUTHORIZATIONS**

This Agreement is contingent upon sufficient appropriations and authorizations being made for performance of this Agreement by the Board of County Commissioners of the County and/or, if state funds are involved, the Legislature of the State of New Mexico. If sufficient appropriations and authorizations are not made in this or future fiscal years, this Agreement shall terminate upon written notice by the County to the Contractor. Such termination shall be without penalty to the County, and the County shall have no duty to reimburse the Contractor for expenditures made in the performance of this Agreement. The County is expressly not committed to expenditure of any funds until such time as they are programmed, budgeted, encumbered and

approved for expenditure by the County. The County's decision as to whether sufficient appropriations and authorizations have been made for the fulfillment of this Agreement shall be final and not subject to challenge by the Contractor in any way or forum, including a lawsuit.

## **7. INDEPENDENT CONTRACTOR**

The Contractor and its agents and employees are independent contractors and are not employees or agents of the County. Accordingly, the Contractor and its agents and employees shall not accrue leave, participate in retirement plans, insurance plans, or liability bonding, use County vehicles, or participate in any other benefits afforded to employees of the County. Except as may be expressly authorized elsewhere in this Agreement, the Contractor has no authority to bind, represent, or otherwise act on behalf of the County and agrees not to purport to do so.

## **8. ASSIGNMENT**

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the advance written approval of the County. Any attempted assignment or transfer without the County's advance written approval shall be null and void and without any legal effect.

## **9. SUBCONTRACTING**

The Contractor shall not subcontract or delegate any portion of the services to be performed under this Agreement without the advance written approval of the County. Any attempted subcontracting or delegating without the County's advance written approval shall be null and void and without any legal effect.

## **10. PERSONNEL**

A. All work performed under this Agreement shall be performed by the Contractor or under its supervision.

B. The Contractor represents that it has, or will secure at its own expense, all personnel required to discharge its obligations under this Agreement. Such personnel (i) shall not be employees of or have any contractual relationships with the County and (ii) shall be fully qualified and licensed or otherwise authorized or permitted under federal, state, and local law to perform such work.

## **11. RELEASE**

Upon its receipt of all payments due under this Agreement, the Contractor releases the County, its elected officials, officers, agents and employees from all liabilities, claims, and obligations whatsoever arising from or under or relating to this Agreement.

## **12. CONFIDENTIALITY**

Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the County.

## **13. PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT**

A. The County has the unrestricted right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, or other material prepared under or pursuant to this Agreement.

B. The Contractor acknowledges and agrees that any material produced in whole or in part under or pursuant to this Agreement is a work made for hire. Accordingly, to the extent that any such material is copyrightable in the United States or in any other country, the County shall own any such copyright.

## **14. CONFLICT OF INTEREST**

The Contractor represents that it has no and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of its obligations under this Agreement.

## **15. NO ORAL MODIFICATIONS; WRITTEN AMENDMENTS REQUIRED**

This Agreement may not be modified, altered, changed, or amended orally but, rather, only by an instrument in writing executed by the parties hereto. The Contractor specifically acknowledges and agrees that the County shall not be responsible for any changes to Section 1 (Scope of Work), of this Agreement unless such changes are set forth in a duly executed written amendment to this Agreement.

## **16. ENTIRE AGREEMENT; INTEGRATION**

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such agreements, covenants and understandings have been merged into this written Agreement. No prior or contemporaneous agreement, covenant or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

## **17. NOTICE OF PENALTIES**

The Procurement Code, NMSA 1978, Sections 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, New Mexico criminal statutes impose felony penalties for bribes, gratuities, and kickbacks.

## **18. EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

A. The Contractor agrees to abide by all federal, state, and local laws, ordinances, and rules and regulations pertaining to equal employment opportunity and unlawful discrimination. Without in any way limiting the foregoing general obligation, the Contractor specifically agrees not to discriminate against any person with regard to employment with the Contractor or participation in any program or activity offered pursuant to this Agreement on the grounds of race, age, religion, color, national origin, ancestry, sex, physical or mental handicap, serious medical condition, spousal affiliation, sexual orientation, or gender identity.

B. The Contractor acknowledges and agrees that failure to comply with this Section shall constitute a material breach of this Agreement.

## **19. COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW**

A. In performing its obligations hereunder, the Contractor shall comply with all applicable laws, ordinances, and regulations.

B. Contractor shall comply with the requirements of Santa Fe County Ordinance 2014-1 (Establishing a Living Wage).

C. This Agreement shall be construed in accordance with the substantive laws of the State of New Mexico, without regard to its choice of law rules. Contractor and the County agree that the exclusive forum for any litigation between them arising out of or related to this Agreement shall be state district courts of New Mexico, located in Santa Fe County.

## **20. RECORDS AND INSPECTIONS**

A. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to the County as part of the procurement process, the Contractor agrees to (i) maintain such books and records during the term of this Agreement and for a period of six years from the date of final payment under this Agreement; (ii) allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with generally accepted accounting principles (GAAP).

B. To the extent its books and records relate to (i) its performance of this Agreement or any subcontract entered into pursuant to it or (ii) cost or pricing data (if any) set forth in this Agreement or that was required to be submitted to County as part of the procurement process,

the Contractor also agrees to require any subcontractor it may hire to perform its obligations under this Agreement to (i) maintain such books and records during the term of this Agreement and for a period of six years from the date of final payment under the subcontract; (ii) to allow the County or its designee to audit such books and records at reasonable times and upon reasonable notice; and (iii) to keep such books and records in accordance with GAAP.

## **21. INDEMNIFICATION**

A. The Contractor shall defend, indemnify, and hold harmless the County and its elected officials, agents, and employees from any losses, liabilities, damages, demands, suits, causes of action, judgments, costs or expenses (including but not limited to court costs and attorneys' fees) resulting from or directly or indirectly arising out of the Contractor's performance or non-performance of its obligations under this Agreement, including but not limited to the Contractor's breach of any representation or warranty made herein.

B. The Contractor agrees that the County shall have the right to control and participate in the defense of any such demand, suit, or cause of action concerning matters that relate to the County and that such suit will not be settled without the County's consent, such consent not to be unreasonably withheld. If a conflict exists between the interests of the County and the Contractor in such demand, suit, or cause of action, the County may retain its own counsel to represent the County's interest.

C. The Contractor's obligations under this section shall not be limited by the provisions of any insurance policy the Contractor is required to maintain under this Agreement.

## **22. SEVERABILITY**

If any term or condition of this Agreement shall be held invalid or non-enforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected and shall be valid and enforceable to the fullest extent of the law.

## **23. NOTICES**

Any notice required to be given to either party by this Agreement shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the County: Santa Fe County  
Office of the County Attorney  
102 Grant Avenue  
Santa Fe, New Mexico 87501

To the Contractor: MORROW REARDON WILKINSON MILLER, LTD  
210 La Veta, NE  
Albuquerque, NM 87108  
(505) 268-2266

## **24. CONTRACTOR'S REPRESENTATIONS AND WARRANTIES**

The Contractor hereby represents and warrants that:

A. This Agreement has been duly authorized by the Contractor, the person executing this Agreement has authority to do so, and, once executed by the Contractor, this Agreement shall constitute a binding obligation of the Contractor.

B. This Agreement and Contractor's obligations hereunder do not conflict with Contractor's corporate agreement or any statement filed with the New Mexico Secretary of State on Contractor's behalf.

C. Contractor is legally registered and is properly licensed by the State of New Mexico to provide the services anticipated by this Agreement and shall maintain such registration and licensure in good standing throughout the duration of the Agreement.

## **25. FACSIMILE SIGNATURES**

The parties hereto agree that a facsimile signature has the same force and effect as an original for all purposes.

## **26. NO THIRD-PARTY BENEFICIARIES**

This Agreement was not intended to and does not create any rights in any persons not a party hereto.

## **27. INSURANCE**

A. General Conditions. The Contractor shall submit evidence of insurance as is required herein. Policies of insurance shall be written by companies authorized to write such insurance in New Mexico.

B. General Liability Insurance, Including Automobile. The Contractor shall procure and maintain during the life of this Agreement a comprehensive general liability and automobile insurance policy with liability limits in amounts not less than \$1,000,000.00 combined single limits of liability for bodily injury, including death, and property damage for any one occurrence. Said policies of insurance shall include coverage for all operations performed for the County by the Contractor; coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment, both on and off work; and contractual liability coverage under which this Agreement is an insured contract. Santa Fe County shall be a named additional insured on the policy.

C. Increased Limits. If, during the life of this Agreement, the Legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (NMSA 1978, Sections 41-4-1 through 41-4-29, as amended), the Contractor shall increase the maximum limits of any insurance required herein.



D. Professional Liability. The Architect shall procure and maintain in full force and effect at all times during the performance of this Agreement, a professional liability (errors and omissions) insurance policy with a policy limit of \$1,000,000.00.

## **28. PERMITS, FEES, AND LICENSES**

Contractor shall procure all permits and licenses, pay all charges, fees, and royalties, and give all notices necessary and incidental to the due and lawful performance of its obligations hereunder.

## **29. NEW MEXICO TORT CLAIMS ACT**

No provision of this Agreement modifies or waives any sovereign immunity or limitation of liability enjoyed by County or its "public employees" at common law or under the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, et seq.

## **30. CAMPAIGN CONTRIBUTION DISCLOSURE FORM**

The Contractor agrees to compute and submit simultaneous with execution of this Agreement a Campaign Contribution Disclosure Form approved by the County.

## **31. APPOINTMENT OF AGENT FOR SERVICE OF PROCESS,**

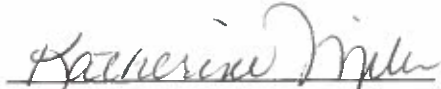
The Contractor hereby irrevocably appoints **Gregory A. Miller, ASLA, President**, 210 La Veta NE, Albuquerque, NM 87108, as its agent upon whom process and writs in any action or proceeding arising out of or related to this Agreement may be served. The Contractor acknowledges and agrees that service upon its designated agent shall have the same effect as though the Contractor were actually and personally served within the state of New Mexico.

## **32. SURVIVAL**

The provisions of following paragraphs shall survive termination of this Contract; INDEMNIFICATION; RECORDS AND INSPECTION; RELEASE, CONFIDENTIALITY, PUBLICATION, REPRODUCTION, AND USE OF MATERIAL; COPYRIGHT; COMPLIANCE WITH APPLICABLE LAW; CHOICE OF LAW; NO THIRD-PARTY BENEFICIARIES; SURVIVAL.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first written above.

**SANTA FE COUNTY:**

  
Katherine Miller  
Santa Fe County Manager

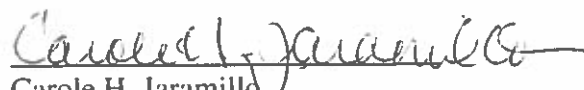
3-28-16  
Date

**APPROVED AS TO FORM**

  
Gregory S. Shaffer  
Santa Fe County Attorney

3-16-16  
Date

**FINANCE DEPARTMENT**

  
Carole H. Jaramillo  
Santa Fe County Finance Director

3/17/16  
Date

**CONTRACTOR:**

  
Gregory A. Miller, ASLA  
President,  
Morrow Reardon Wilkinson Miller, Ltd.

3/21/16  
Date

**EXHIBIT A**  
**FEE SCHEDULE**

<b><u>PROJECT PHASE</u></b>	<b><u>AMOUNT</u></b>
1. STUDY AND REPORT PHASE	\$ 2,190.00
2. STUDY AND REPORT & PRELIMINARY DESIGN PHASE	\$ 3,030.00
3. FINAL DESIGN PHASE	\$ 9,960.00
4. BIDDING AND NEGOTIATING PHASE	\$ 1,080.00
5. CONSTRUCTION PHASE	\$ 5,175.00
<b>TOTAL FEE (EXCLUSIVE OF GRT)</b>	<hr/> <b>\$21,435.00</b>





March 3, 2016

Ms. Karen K. Emery  
Procurement Specialist, Senior  
Santa Fe County Purchasing Division  
142 W. Palace Ave. (2nd Floor)  
Santa Fe, New Mexico 87501

Re: Landscape Architectural Design Services for the Nancy Rodriguez Community Center; Building and Site Improvements. Project Number 2016-0235-PW/KE  
Santa Fe, NM

Dear Ms. Emery:

Thank you for your consideration of Morrow Reardon Wilkinson Miller Ltd. for landscape architectural services for the Nancy Rodriguez Community Center. My understanding of the project scope is to provide landscape schematic design, design development, construction documents, bidding, and construction phase services for the scope of work detailed in the Request for Letters of Intent. Per your request, Morrow Reardon Wilkinson Miller, Ltd., Landscape Architects is very pleased to offer Santa Fe County the following services for the project:

#### SERVICES

1. The provision of programming, site analysis, and base file preparation (10% of total scope, \$2,190.00 plus tax)

Programming, Site Analysis, and Base File Preparation tasks:

- Attend a programming meeting with County project manager
- Prepare base plans and project document set-up. It is our understanding that the County has an existing survey or record drawings that will serve as the basis for AutoCad files.
- Conduct a site analysis and prepare a written report of the findings

Hourly breakdown by employee classification for Programming, Site Analysis, and Base File Preparation:

- Principal Landscape Architect – 6 hours at \$135.00 - \$ 810.00
- Landscape Architect – 8 hours at \$105.00 - \$840.00
- Landscape Designer / AutoCad drafting - 6 hours at \$90.00 - \$540.00

2. The provision of schematic design work, including a cost estimate, for review and approval by the County. (15% of total scope, \$3,030.00 plus tax)

Schematic Design tasks:

- Prepare schematic design options for review by the County
- Prepare schematic construction, grading, irrigation and planting design drawings
- Attend a review meeting with the County project manager
- Prepare a cost estimate

**Morrow Reardon Wilkinson Miller, Ltd., 210 La Veta NE, Albuquerque, NM 87108  
PHONE 505.268.2266 FAX 505.265.9637 mrwmla.com**

Hourly breakdown by employee classification for Schematic Design Phase:

- Principal Landscape Architect – 10 hours at \$135.00 - \$ 1,350.00
- Landscape Architect – 16 hours at \$105.00 - \$ 1,680.00

3. The provision of construction document phase work, for review and approval by the County. We will base our work on the approved schematic plan. The construction documents will include plans, specifications, and a final cost estimate, for review and approval by the County. It is our understanding that the scope includes shade structures and hydrology that will require plans to stamped by our subconsultant engineers. (46% of total scope, \$9,960.00 plus tax)

Construction Documentation tasks:

- Prepare construction documents to reflect the approved schematic design. We anticipate the drawing set to include approximately 7-9 sheets. The drawings will be submitted to the County for review at 65%, 95%, and 100% stages of completion.
  - o Cover sheet / General notes
  - o Construction plan
  - o Grading and Hydrology plan
  - o Irrigation plan
  - o Planting plan
  - o Construction Details plans
- Prepare interim and final cost estimates
- Attend two meetings with the County project manager and prepare/distribute meeting notes

Hourly breakdown by employee classification for Construction Documentation Phase:

- Principal Landscape Architect – 16 hours at \$135.00 - \$ 2,160.00
- Landscape Architect – 40 hours at \$105.00 - \$ 4,200.00
- Civil Engineer – 12 hours at \$150.00 - \$ 1,800.00
- Structural Engineer – 12 hours at \$150.00 - \$ 1,800.00

4. The provision of bidding phase services: This scope includes services associated with a public advertisement and bid. (5% of total scope, \$1,080.00 plus tax)

Bidding Phase tasks:

- Preparation of the bid manual based on Santa Fe County boilerplate documents
- Attend a pre-bid meeting
- Preparation of addenda
- Preparation of a bid tabulation
- Verification of contractor bonding and licensing
- Preparation of a recommendation of award

Hourly breakdown by employee classification for Bidding Phase:

- Principal Landscape Architect – 8 hours at \$135.00 - \$ 1,080.00

5. The provision of limited site observation and review of shop drawings or submittals as needed during the course of construction of the proposed site improvements. We will provide weekly site observations during the course of landscape and site improvement construction as part of our basic services. (24% of total scope, \$5,235.00 plus tax)

Construction Phase tasks:

- Attend a pre-construction meeting
- Respond to contractor RFIs and provide clarifications
- Attend weekly on-site meetings to address construction issues
- Attend substantial completion, final review, and 11 month warranty review

Hourly breakdown by employee classification for Construction Observation Phase:

- Principal Landscape Architect – 15 hours at \$135.00 - \$ 2,025.00
- Landscape Architect – 30 hours at \$105.00 - \$ 3,150.00

It is our understanding that the MACC for the project is \$238,525.00. We propose lump-sum fees for the work as follows, payable upon presentation of a monthly statement (for the percentage completed per task) as design and construction progress:

- a. For items 1-5 above: a lump-sum amount of \$21,435.00 plus tax.  
This amount is approximately 9% of the estimated construction budget.

Our monthly statements would reflect the percentage of completion per the tasks indicated in items 1-5 above.

If the overall scope of work were to change substantially for the project (i.e., by more than 10%), we would appreciate your consideration of a renegotiation of our fee.

Please let us know if these terms meet with your approval.

Thank you again for thinking of us for this renovation project for Santa Fe County. We will enjoy consulting with you in the months to come.

Yours truly,  
MORROW REARDON WILKINSON MILLER, LTD.



Gregory A. Miller, ASLA  
President

