

CONTRACT SERVICES AGREEMENT

THIS CONTRACT SERVICES AGREEMENT (the “**Agreement**”) is made and entered effective as of the date set forth on the City’s signature page below (“**Effective Date**”) by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “**City**”) and **SCHNEIDER ELECTRIC BUILDINGS AMERICAS INC.**, a Delaware corporation, registered to conduct business in Colorado, whose business address is 1650 West Crosby Road, Carrollton, Texas 75006 (the “**Contractor**”), (referred to herein jointly as the “**Parties**” and individually as a “**Party**”).

In consideration of the mutual agreements contained in this Agreement, and subject to the terms and conditions stated in this Agreement, the Parties agree as follows:

1. WORK TO BE PERFORMED:

A. Services: As the City’s Executive Director of Climate Action, Sustainability and Resiliency (“**Executive Director**”) directs, the Contractor shall diligently and skillfully perform the services as described in the Scope of Work attached hereto as **Exhibit A**, including documents developed pursuant thereto, and in accordance with the budget attached hereto in **Exhibit B**, (the “**Work**”), both of which exhibits are incorporated herein by this reference.

B. Oversight and Coordination: The Contractor shall conduct the Work under the general direction of and in coordination with the Executive Director or the Executive Director’s designee, as representative for the City and the Office of Climate Action, Sustainability & Resiliency (“**Department**”). The Contractor shall make every reasonable effort to fully coordinate the Work with any City agency or any person or firm under contract with the City doing work that affects the Work. The Contractor agrees to allow the City and/or its representatives (“**Representatives**”) to access the Work and to review any of the procedures performed by the Contractor and/or its subcontractors in doing the Work under this Agreement and to make available for inspection all notes and other documents used in performing the Work.

C. Non-exclusivity: The Contractor acknowledges and agrees that this Agreement does not create an exclusive right to perform all Work regarding maintenance or installation in the specified locations or other locations. The City may enter into agreements with other contractors to perform the same or similar services and reserves the right to select, at the

discretion of the Department, the contractor that is the most cost effective, best suited, and/or most readily able to perform.

D. Time is of the Essence: The Work specified in the Scope of Work is time sensitive. The Contractor acknowledges and affirms that it is imperative that the Contractor exercise due diligence and actively and expeditiously undertake all measures necessary to perform the Work in accordance with the schedule and requirements set forth in the Scope of Work. Flagrant or persistent problems with the Contractor timely and effectively performing obligations as specified herein may result in termination of this Agreement as provided in sub-section 5.C. below or in the assessment of liquidated damages as provided in sub-section 5.E.2 below.

E. Additional On-Call Services:

1) If the City determines additional on-call services are required, the City will provide a request to the Contractor describing the general scope and intent of the additional services. The Contractor shall submit a proposal in response to the City's request, which shall include a quote for completing the work, as well as any other details requested by the City. If approved by the City, the City shall issue a Task Order. If the City and the Contractor are unable to agree on the design, scope of work, or cost of the work proposed in a Task Order, either Party may choose not to proceed, and the applicable Task Order will not be issued. All Task Orders, signed by the Parties, shall be issued in accordance with this Agreement and subject to the budget in **Exhibit B**, and shall become part of the Work authorized under and subject to this Agreement. Each Task Order shall include, at a minimum, a detailed scope of services, a project schedule, a schedule of values, information on the number and type of materials to be installed (if applicable), drawings and specifications (if applicable), budget and payment schedule, including a "not to exceed" amount, specific to the Task Order, and any other details requested by the City. In the event of a conflict between a particular provision of any Task Order and a provision of this Agreement, this Agreement shall take precedence. A Task Order may be amended by the Parties by a written instrument prepared by the Parties jointly and signed by their authorized representatives.

2) The City is not required to execute any minimum number of Task Orders under this Agreement, and the City reserves the right to execute Task Orders with the Contractor at its sole discretion. The City shall have no liability to compensate the Contractor for any work not specifically set forth in this Agreement and expressly authorized by the Executive Director or a properly executed Task Order. In no event shall a Task Order term extend beyond the Term unless the City has

specifically agreed in writing. If this Agreement is terminated for any reason, each Task Order hereunder shall also terminate unless the City has specifically directed otherwise in writing.

2. METHODS OF WORK:

A. Resources, Personnel, Requirements, and Time Commitment: The Work shall be promptly commenced and actively prosecuted with the optimum complement of workers and equipment in order to complete the Work in an effective and expeditious manner in accordance with this Agreement, including all exhibits, and any documents developed pursuant thereto (e.g., Task Orders, drawings, schedules of values). The Contractor shall furnish all labor, tools, chemicals, supplies, equipment, materials and everything necessary for and required to perform and complete the Work. A qualified superintendent shall be present at the site when Work is being performed. The Work shall be undertaken by workers skilled, proficient, and experienced in the trades required by this Agreement. The Work shall be performed in an orderly and responsible manner in accordance with recognized standards and the plans and specifications contained in or developed pursuant to this Agreement or as provided to the Contractor by the Department. If the Department reasonably believes that the Work is not proceeding satisfactorily or in a timely manner because the Contractor has not utilized an adequate number of qualified and skilled personnel or workers or provided sufficient tools, supplies, equipment, or materials, then the Department may require the Contractor, at no additional cost to the City, to utilize additional qualified and skilled personnel or workers or provide additional tools, supplies, equipment, or materials to perform the Work in a manner reasonably acceptable to the Department or, as determined by the Department in its discretion, re-assign Work to any other contractor with which the City has entered a contract to provide similar services.

B. Permits and Licenses: Any tasks specified under this Agreement that require the employment of licensed or registered personnel shall be performed by licensed or registered personnel. To the extent that any permit or license is required by a City department or other governmental entity for any work on public property, said permit or license shall be obtained and paid for by the Contractor in advance of performing the Work and shall be complied with in the performance of the Work. The Contractor shall obtain, at its own expense, and maintain all permits or licenses, including any prescribed governmental authorizations or approvals, required for the performance of the

Work and shall demonstrate, if requested, what actions the Contractor has taken to comply with the required permits, licenses, authorizations or approvals.

C. Work Site Conditions: Work sites and nearby locations shall be kept clean and neat. Equipment, vehicles, and materials no longer needed at the site shall be promptly removed from the site, and any such items lawfully stored for use on the site shall be so placed and secured as to protect the public health and safety. All scraps, debris, trash, excess soil, and other waste materials shall be regularly removed and properly disposed of. Disposal in solid waste containers provided by the City is prohibited unless written authorization is obtained.

D. Protection of Property: The Contractor shall assume full responsibility and expense for the protection of all public and private property, including but not limited to structures, equipment, street improvements, pathways, irrigation systems, landscaping, water lines, sewers, and other utilities, both above and below ground, at or near the site or sites of the Work or at any other location affected by the prosecution of the Work or the transportation or utilization of workers, equipment, or materials in connection with the Work. The Contractor shall provide, in a timely manner and in advance, written notice to: 1) the City department having charge of any property, right of way, or utility affected by the Work; 2) any utility having charge of any utility affected by the Work; and 3) any private property owner whose property or improvements will be affected by the Work, and shall make all necessary arrangements with such City department, utility, or private property owner for the removal and replacement or the protection of such property. The Contractor shall arrange and obtain any utility locations required by law or necessary to protect utilities or underground facilities on public or private property and shall be liable for any failure to obtain or comply with such utility locations. If the Contractor or its employees, agents, or subcontractors destroy or damage any property, public or private, the Contractor shall promptly repair or replace such property, to the reasonable satisfaction of the Department, before the City will accept or pay for the Work performed. If the Contractor fails to make such repairs or replacement, the Director may, at the Director's discretion, undertake such repair or replacement and deduct the cost of the same from amounts payable to the Contractor under this Agreement.

E. Safety: The Contractor is responsible for the health and safety of every person on or at the Work site and shall take all necessary and appropriate precautions and actions to protect such persons from injury, death or loss. The Contractor shall be responsible for being fully

familiar with and complying with all applicable federal, state, and local laws, ordinances, rules and regulations, requirements and guidelines, including the Occupational Safety and Health Act and any regulations or directives adopted thereunder (“**Safety Laws**”). The Contractor shall promptly notify the Department in writing of any violations of said Safety Laws, along with copies of any injury reports (whether or not related to a violation of a Safety Law), and any citations, orders, or warnings issued by governmental agencies in the enforcement of said Safety Laws. The Contractor shall provide and properly locate all necessary protective devices and safety precautions, including warning signs, barricades, or other devices or precautions as required by Safety Laws or the Department. For all operations requiring the placement and movement of equipment or materials, the Contractor shall observe and exercise, and shall direct its employees or agents to observe and exercise, all appropriate and prudent caution so as to avoid injury to persons or damage to property and to minimize annoyance to or undue interference with the movement of the public and the performance of City functions. All ladders, scaffolding, or other devices used to reach objects not otherwise accessible, shall be of sound construction, firm and stable and shall be maintained in good, operable condition. All such equipment shall be moved, placed, shifted, and removed from work areas in such a manner as to provide maximum safety to persons and property and cause the least possible interference with the normal usage of such areas by the public and City personnel.

F. Completion; Deficiency: The Contractor shall promptly notify the Department as to the completion of the specified Work so that inspection of the Work may be made by the Department. If the Work performed is determined by the Department to be defective, deficient or incomplete, the Contractor shall correct or complete the Work, at no additional cost to the City, within the timeframe specified in a Notice of Deficiency issued by the Department, and shall promptly notify the Department upon correction or completion of the Work.

3. TERM: The term of the Agreement shall commence on **upon full execution of the Agreement** and shall expire **September 30, 2028**.

4. COMPENSATION AND PAYMENT:

A. Maximum Contract Amount: The Maximum Contract Amount to be paid by the City to the Contractor shall in no event exceed the sum of **THREE MILLION SEVEN HUNDRED EIGHT THOUSAND DOLLARS AND NO CENTS (\$3,708,000.00)**, unless this Agreement is modified to increase said amount by a duly authorized and written amendment to this Agreement executed by the Parties in the same manner as this Agreement. The Maximum Contract

Amount stated herein is not intended, and shall not be construed, as a promise or guarantee to the Contractor that the compensation for the Work that the Executive Director authorizes to be performed by the Contractor under this Agreement will total or approximate the Maximum Contract Amount. Notwithstanding any other term or provision of this Agreement, nothing in this Agreement guarantees Contractor any minimum amount of work. All Work is subject to inspection by the City prior to payment.

B. Conditions of Payment: Requests for payment, or progress payments, if applicable or appropriate, must be submitted by the Contractor to the Department with a level of detail reasonably acceptable to the City, including all supporting documentation reasonably required by the City. The requests for payment, or progress payments, if applicable or appropriate, must fully document and itemize the Work rendered and all equipment, supplies, materials, labor, and other authorized and actually incurred costs, all in accordance with **Exhibit A** and **Exhibit B**. To be due and payable by the City, the following must be true, and the request for payment shall affirmatively represent that: 1) all of the specified Work has been fully performed and completed consistent with this Agreement, including all exhibits, and any documents developed pursuant thereto (e.g., Task Orders, drawings, schedules of values), and approved by the City, and any Deficiency Notice has been satisfied; 2) no claims, liens, or amounts owed to employees, suppliers, or materialmen are outstanding and all requirements and conditions of Section 13 below have been fully complied with; 3) all rights, title and interests to the materials or improvements provided or installed as the result of this Work have transferred to the City; and 4) no interest or encumbrance of any kind associated with the Work will be asserted, has been acquired, or will be made by the Contractor or any other person or entity. If the request for payment does not contain these representations, the representations are hereby deemed to contain them. The request for payment must be approved by the Director or the Director's designee in writing in order to be eligible for compensation under this Agreement. Any payment may be reduced by any liquidated damages assessed by the Director under sub-section 5.E.2 below and the costs of any repair or replacement of property as specified in sub-section 2.D above. In addition, the City may withhold from payment an amount sufficient to cover any claims, as prescribed by section 38-26-107, C.R.S. All invoicing and payments are subject to the City's Prompt Payment Ordinance, §§ 20-107 through 20-118, D.R.M.C.

C. Subject to Appropriation; No Multiple Year Obligation: It is understood and agreed that any payment obligation of the City hereunder, whether direct or contingent, shall extend only to funds appropriated by the Denver City Council for the purpose of this Agreement, encumbered for the purpose of the Agreement and paid into the Treasury of the City. The Contractor acknowledges that 1) the City does not by this Agreement, irrevocably pledge present cash reserves for payments in future fiscal years, and 2) this Agreement is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of the City.

D. Amendment: The Contractor acknowledges that the City is not obligated to execute an amendment to this Agreement and that any work performed by the Contractor beyond that specifically described or allowed and expressly authorized under this Agreement or without a fully and properly executed amendment to this Agreement is performed at the Contractor's risk and without authorization under this Agreement.

5. TERMINATION & REMEDIES:

A. Termination for Convenience by the City: The Director, upon giving twenty (20) calendar days written notice (unless a longer period is given), may terminate this Agreement, in whole or part, when it is in the best interest of the City as determined by the Director. Any unfinished portion of the Work shall be faithfully and timely performed to the extent directed by the Director (in the Director's discretion), and compensation for all such authorized Work performed shall be paid to the Contractor in accordance with this Agreement. The Contractor shall have no claim of any kind whatsoever against the City for any termination without cause, except for compensation as described herein.

B. Termination for Convenience by the Contractor: Provided that the Contractor is not in Breach as provided in sub-section 5.C. below and subject to the survival provisions in Section 31 below, the Contractor, upon giving one hundred and twenty (120) calendar days written notice (unless a longer period is stated), may terminate this Agreement. Any unfinished portion of the Work shall be faithfully and timely performed to the extent directed by the Director (in the Director's discretion), and compensation for all such authorized Work performed shall be paid to the Contractor in accordance with this Agreement. The Contractor shall have no claim of any kind whatsoever against the City for any termination without cause, except for compensation as described herein.

C. Termination, With Cause, by the City: The occurrence of any one or more of the following shall constitute a breach of this Agreement ("**Breach**"), for which the Director

may, at the Director's option, either terminate this Agreement, with cause, or seek liquidated damages, upon written notice to the Contractor, as provided below:

1) The Contractor fails or refuses, within three (3) calendar days of being notified, to expeditiously and actively undertake or substantially or timely perform its responsibilities and obligations or fails or refuses to make adequate progress in performing its responsibilities and obligations under this Agreement and the Scope of Work, provided that the failure or refusal to undertake, make good progress, or complete the Work is not due to matters beyond the Contractor's control such as weather disaster or persistent bad weather, floods, or other acts of God, civil unrest, acts of the public enemy, national calamity, a strike at a manufacturer or supplier for the Work, or widespread unavailability of necessary materials or supplies;

2) There is substantial evidence that it has been or will be impossible for the Contractor to perform the Work required due to matters within the Contractor's control such as voluntary bankruptcy, strikes, boycotts, and labor disputes involving Contractor's employees or closure or suspension of operations by regulatory order of a governmental entity or an order of a court due to violations or infractions by the Contractor or Contractor's employees;

3) The Contractor has persistently or flagrantly failed to perform the Work or failed to timely perform the Work or to comply with the schedule, specifications and requirements as set forth in the Scope of Work;

4) The Contractor has submitted requests for payment under Section 4 of this Agreement that are fraudulent or persistently or flagrantly erroneous or misleading;

5) The Contractor has made an assignment or transfer of, or subcontracts, its responsibilities and obligations under this Agreement without obtaining the Director's written consent or not in conformance with this Agreement;

6) The Contractor fails to obtain, renew, replace, or maintain the insurance coverage required by this Agreement or causes or is at fault for damage to property or injury to persons that is not covered or not adequately covered by insurance and the Contractor fails to remedy the situation to the satisfaction of the Director;

7) The Contractor fails to obtain or properly and timely maintain any financial assurances required by this Agreement;

8) Any lien is filed against City property because of any act or omission of the Contractor and is not timely discharged, unless the Contractor furnishes to the City such

bond or other financial assurance reasonably acceptable to the Director to protect the interests of the City;

9) The Contractor has failed to obtain or maintain any required permit or license or has utilized personnel or workers not licensed or registered as required by law;

10) The Contractor has flagrantly or persistently failed or refused to comply with any applicable Safety Laws or fails or refuses to rectify any condition or situation in violation of applicable Safety Laws;

11) The Contractor has failed to deliver title or warranties or has failed to honor warranties as required by this Agreement;

12) The Contractor fails, within three (3) calendar days of being notified, to comply with, or fails to compel its subcontractors to comply with, the prevailing wage requirements or other City ordinances applicable to the type and nature of Work being performed under this Agreement;

13) The Contractor has failed or has refused to obtain or maintain any environmental permit or approval or has failed or has refused to comply with Environmental Requirements, as specified in this Agreement or the Scope of Work.

14) The Contractor or any of its officers or employees are convicted, plead nolo contendere, enter into a formal agreement in which they admit guilt, enter a plea of guilty, or otherwise admit culpability to criminal offenses of bribery, kickbacks, collusive bidding, bid-rigging, antitrust, fraud, undue influence, theft, racketeering, extortion or any offense of a similar nature, in connection with the Contractor's business.

D. Compensation: Upon termination of this Agreement, with cause, under sub-section 5.C above, the Contractor shall be compensated for the Work that the Director determines to have been satisfactorily completed, except that the City shall be entitled to keep any unpaid amount owing to the Contractor to the extent that said amount or some portion of said amount is needed to compensate the City for: 1) liquidated damages, if specified under sub-section 5.E below; 2) the costs of releasing any liens related to the Work; 3) the costs of paying a new contractor for those services necessary to complete or rectify the Work; and/or 4) the costs to repair or replace any property damaged, destroyed, or lost by the Contractor or its subcontractors. The Contractor shall have

no claim of any kind whatsoever against the City for any termination with cause, except for compensation for the Work satisfactorily performed as described herein.

E. Remedies:

1) *Termination:* For any termination of this Agreement, with cause, the City shall have the right to any or all of the following remedies through the courts or other means of legal recourse available to the City: a) cancellation of this Agreement; b) actual damages or costs caused by Breach by the Contractor; and c) recovery of costs incurred by the City as a result of the Breach by the Contractor, to the extent not covered in sub-section 5.D. above. In any legal action brought by the Contractor, the Contractor shall not be entitled to recover any more than the full amount, not previously paid, of any Work satisfactorily performed in whole or part by the Contractor.

2) *Liquidated Damages:* If the Director determines, at the Director's discretion, for a Breach of this Agreement under sub-section 5.C above, not to seek termination but to apply liquidated damages as provided in this paragraph, the Contractor shall be liable to the City for liquidated damages up to the amount of five hundred dollars (\$500.00) per day per site listed in the notice of Breach, calculated from the day that the Director issues notice to the Contractor of a Breach under sub-section 5.C through the day before the Breach is remedied, as so determined by the Director, or until the day another contractor undertakes the Work originally assigned to the Contractor. The Contractor and City hereby acknowledge and agree that it would be impractical and extremely difficult to estimate the damages that the City might incur for said Breach, and that, in the interest of assuring that Work is timely and properly performed, the liquidated damages provided herein is the most fair and reasonable way to compensate the City for any delay or inadequate performance without termination of the Agreement or litigation.

6. RIGHTS AND REMEDIES NOT WAIVED: In no event shall any action or inaction, including any payments to the Contractor, by the City constitute or be construed to be a waiver by the City of any breach of covenant or default which may then exist on the part of the Contractor, and the City's action or inaction when any such breach or default shall exist shall not impair or prejudice any right or remedy available to the City with respect to such breach or default. No assent, expressed or implied, to any breach or default shall be deemed or taken to be a waiver of any other breach or default.

7. **STATUS OF CONTRACTOR:** The Contractor is an independent contractor and an entity or person retained on a contractual basis to perform professional or technical services for limited periods of time. Neither the Contractor nor the Contractor's employees or officers are employees or officers of the City under Chapter 18 of the Denver Revised Municipal Code or for any purpose whatsoever. Without limiting the foregoing, the Contractor understands and acknowledges that the Contractor and the Contractor's employees and officers: 1) are not entitled to workers' compensation benefits through the City; 2) are not entitled to unemployment insurance benefits unless unemployment compensation coverage is provided by the Contractor or some other entity besides the City; and 3) are obligated to pay federal and state taxes on any monies earned pursuant to this Agreement. Furthermore, it is understood and agreed that nothing in this Agreement is intended, or shall be construed, to constitute a joint venture between the Parties.

8. **INSURANCE**

A. **General Conditions:** The Contractor agrees to secure, at or before the time of execution of this Agreement, the following insurance covering all operations, goods or services provided pursuant to this Agreement. The Contractor shall keep the required insurance coverage in force at all times during the term of the Agreement, or any extension thereof, during any warranty period, and for three (3) years after termination of the Agreement. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as "A-VIII" or better. The Contractor's Workers' Compensation, Commercial General Liability and Automobile Liability insurance carriers will provide a 30-day written notice of cancellation in accordance with the terms of the policy. The Contractor's Worker's Compensation, Commercial General Liability and Automobile Liability policies shall contain a valid provision or endorsement requiring notification to the City in the event any of the required policies are canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the parties identified in the Notices section of this Agreement. Such notice shall reference the City contract number listed on the signature page of this Agreement. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, the Contractor shall provide written notice of cancellation, non-renewal and any reduction in coverage to the parties identified in the Notices section by certified mail, return receipt requested within three (3) business days of such notice by its

insurer(s) and referencing the City's contract number. If any policy is in excess of a deductible or self-insured retention, the City must be notified by the Contractor. The Contractor shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Agreement are the minimum requirements, and these requirements do not lessen or limit the liability of the Contractor. The Contractor shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Agreement.

B. Proof of Insurance: The Contractor may not commence services or work relating to this Agreement prior to placement of coverages required under this Agreement. The Contractor certifies that the certificate of insurance attached as **Exhibit C**, preferably an ACORD certificate, complies with all insurance requirements of this Agreement. The City requests that the City's contract number be referenced on the Certificate. The City's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Agreement shall not act as a waiver of the Contractor's breach of this Agreement or of any of the City's rights or remedies under this Agreement. The City's Risk Management Office may request copies of applicable endorsements.

C. Additional Insureds: For Commercial General Liability, Business Automobile Liability, Builder's Risk, and Excess Liability (if required), the Contractor and subcontractor's insurer(s) shall name the City and County of Denver, its elected and appointed officials, employees and volunteers as additional insured.

D. Waiver of Subrogation: For all coverages required under this Agreement, with the exception of Professional Liability, Contractor's insurer shall waive subrogation rights against the City.

E. Subcontractors and Subconsultants: Contractor shall confirm and document that all subcontractors and subconsultants (including independent contractors, suppliers or other entities providing goods or services required by this Agreement) procure and maintain coverage as approved by the Contractor and appropriate to their respective primary business risks considering the nature and scope of services provided.

F. Workers' Compensation/Employer's Liability Insurance: The Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with limits of \$100,000 per occurrence for each bodily injury claim, \$100,000 per

occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.

G. Commercial General Liability: The Contractor shall maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate.

H. Business Automobile Liability: Contractor shall maintain Business Automobile Liability, or its equivalent, with minimum limits of \$1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Agreement.

I. Professional Liability (Errors & Omissions): Contractor shall maintain minimum limits of \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

J. Builder's Risk: Contractor shall maintain minimum limits of \$2 million. Coverage shall be written on an all risk, replacement cost basis including coverage for soft costs, flood and earth movement, if in a flood or quake zone, and, if applicable, equipment breakdown including testing.

9. FINANCIAL ASSURANCES: Without limiting or waiving any other responsibilities or obligations of the Contractor under this Agreement, prior to the commencement of any Work involving installation or construction, Contractor shall deliver to the Executive Director payment and performance bond(s), as acceptable to and approved by the City Attorney's Office ("Surety"). Such Surety shall be in a sum equal to the maximum budget amount for such Work and be payable to the City. Such Surety shall provide effective and sufficient financial assurance for the full and faithful performance of the Contractor's duties and obligations under this Agreement with respect to the relevant Work and the payment of bills for labor and materials for such Work, along with appropriate powers of attorney. The Surety must be issued from a surety corporation or bank authorized to do business in the State of Colorado and which is acceptable to the City. Such Surety shall be payable to the City upon demand for the Contractor's failure to perform the relevant Work as required under this Agreement and/or failure to pay all amounts owed to laborers, mechanics, subcontractors, and materialmen for work performed or materials, supplies, rental items, tools, and equipment provided for the Work under this Agreement. The Surety shall also assure the repair or replacement of any such Work found to be defective or otherwise not in compliance with this Agreement. The Surety shall remain in

effect or be promptly renewed or replaced by another Surety acceptable to the City during the Term of the Agreement and for a ninety (90) day period after the expiration or termination of this Agreement and any warranty period or other period prescribed by law. Satisfactory proof of renewal or acceptable replacement must be provided to the Executive Director at least sixty (60) days prior to the date of expiration or termination of the Surety. The Contractor's obligations set out in this section shall survive the expiration or termination of this Agreement and failure to obtain or maintain said Surety shall be grounds for immediate termination.

10. DEFENSE & INDEMNIFICATION:

A. To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or related to the work performed under this Agreement that are due to the negligence or fault of the Contractor or the Contractor's agents, representatives, subcontractors, or suppliers ("Claims"). This indemnity shall be interpreted in the broadest possible manner consistent with the applicable law to indemnify the City.

B. The Contractor's duty to defend and indemnify the City shall arise at the time written notice of the Claim is first provided to the City regardless of whether suit has been filed and even if the Contractor is not named as a Defendant.

C. The Contractor will defend any and all Claims which may be brought or threatened against the City and will pay on behalf of the City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of the City shall be in addition to any other legal remedies available to the City and shall not be considered the City's exclusive remedy.

D. Insurance coverage requirements specified in this Agreement shall in no way lessen or limit the liability of the Contractor under the terms of this indemnification obligation. The Contractor shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.

E. This defense and indemnification obligation shall survive the expiration or termination of this Agreement.

11. COLORADO GOVERNMENTAL IMMUNITY ACT: The Parties hereto understand and agree that the City is relying upon, and has not waived, the monetary limitations and all other rights, immunities and protection provided by the Colorado Governmental Act, § 24-10-101 *et seq.*, C.R.S.

12. PERMITS, LICENSES, TAXES, CHARGES AND PENALTIES: The Contractor agrees to pay promptly all taxes, excises, license fees, and permit fees of whatever nature applicable to its operations or activities under this Agreement, and to take out and keep current all required licenses or permits (federal, state, or local) required for the conduct of its business hereunder, and further agrees not to permit any of said taxes, excises or license or permit fees to become delinquent. The City shall not be liable for the payment of taxes, late charges or penalties of any nature, except for any additional amounts which the City may be required to pay under § 20-107 to § 20-115, D.R.M.C. The City is a tax-exempt entity.

13. LIENS AND OTHER ENCUMBRANCES: The Contractor shall not permit any mechanic's or materialman's liens or any other liens to be imposed and remain for more than ninety (90) days upon any City-owned property, or any part thereof, by reason of any worker labor performed or materials or equipment furnished by any person or legal entity to or on behalf of the Contractor, either pursuant to C.R.S. § 38-26-107 or by any other authority. The Contractor shall promptly pay when due all bills, debts and obligations incurred in connection with this Agreement and shall not permit the same to become delinquent. The Contractor shall not permit any lien, mortgage, judgment, execution or adjudication of bankruptcy which will in any way impair the rights of the City under this Agreement. The Contractor will indemnify and save harmless the City for the extent of any and all payments, interests, and penalties resulting from failure to comply with this section. The Contractor's obligations set out in this section shall survive the termination of this Agreement.

14. ENVIRONMENTAL COMPLIANCE: The Contractor shall obtain all necessary federal, state, and local environmental permits and comply with all applicable federal, state, and local environmental permit requirements relating to the Work. The Contractor shall comply with all applicable federal, state, and local environmental guidelines, rules, regulations, statutes, laws, and orders (collectively, "**Environmental Requirements**"), including but not limited to Environmental Requirements regarding the storage, use, transportation, and disposal of Hazardous

Materials and regarding releases or threatened releases of Hazardous Materials to the environment. The term "Hazardous Materials" shall mean asbestos, asbestos-containing materials, and asbestos-contaminated soils, special wastes, polychlorinated biphenyls (PCBs), any petroleum products, natural gas, radioactive source material, pesticides, any hazardous waste as defined at 42 U.S.C. § 6903(5) of the Solid Waste Disposal Act, any hazardous substance as defined at 42 U.S.C. § 9601(14) of the Comprehensive Environmental Response, Compensation and Liability Act, chemical substance as defined at 15 U.S.C. § 2602(2) of the Toxic Substances Control Act, state statute counterparts to these federal statutes, any guidelines issued and rules or regulations promulgated pursuant to federal or state statutes, and any other applicable federal or state statute. The Contractor shall promptly notify the Department in writing of any violations of said Environmental Requirements, and any citations, orders, or warnings issued by governmental agencies in the enforcement of said Environmental Requirements.

15. WARRANTIES; CORRECTION OF WORK; TITLE: The Contractor warrants and guarantees that all parts, materials, components, equipment, systems and other items incorporated into the Work ("**Items**") shall be new, unless otherwise specified, and suitable for the purpose used, and shall be of good quality, free from faults and defects, and in keeping with common industry standards and that said Items shall be properly installed or incorporated into the Work in accordance with manufacturer's specifications and standard practices for said Items, and all of this shall be in conformance with the specifications and requirements of this Agreement. The Contractor's warranty shall be effective for a one-year period following the substantial completion of any part of the Work (with the warranty period start date to be identified in the Notice of Substantial Completion for the respective Work) and shall be extended for one year following any repair, replacement or corrective action required under the warranty, but in no event more than two (2) years. The Contractor, when requested, shall furnish the Department with satisfactory evidence of the kind and quality of Items proposed to be incorporated into the Work. At any time while this Agreement is in effect or during the warranty period, the Contractor shall, at no cost to the City, promptly investigate, repair, replace, or otherwise correct any of its workmanship and/or Items in the Work that contain fault(s) or defect(s), whether such failure(s) are observed by the Department or the Contractor, and promptly repair, replace, otherwise correct any damage to any personal or real property owned by the City or another person resulting from said fault(s) or defect(s) or from the repair, replacement, or correction of the fault(s) or defect(s). The Contractor warrants that the

Contractor has full title to all Items incorporated into the Work, that the transfer of such title to the City is rightful and free and clear from all security interests, liens, claims, or encumbrances whatsoever, and that the Contractor will defend such title against all persons claiming the whole or part of any Item, at no cost to the City.

16. EXAMINATION OF RECORDS AND AUDITS: Any authorized agent of the City, including the City Auditor or his or her representative, has the right to access, and the right to examine, copy and retain copies, at City's election in paper or electronic form, any pertinent books, documents, papers and records related to the Contractor's performance pursuant to this Agreement, provision of any goods or services to the City, and any other transactions related to this Agreement. The Contractor shall cooperate with City representatives and City representatives shall be granted access to the foregoing documents and information during reasonable business hours and until the latter of three (3) years after the final payment under this Agreement or expiration of the applicable statute of limitations. When conducting an audit of this Agreement, the City Auditor shall be subject to government auditing standards issued by the United States Government Accountability Office by the Comptroller General of the United States, including with respect to disclosure of information acquired during the course of an audit. No examination of records and audits pursuant to this paragraph shall require the Contractor to make disclosures in violation of state or federal privacy laws. The Contractor shall at all times comply with D.R.M.C. 20-276.

17. ASSIGNMENT & SUBCONTRACT: Unless otherwise expressly provided in this Agreement, the Contractor covenants and agrees that the Contractor will not assign, transfer or subcontract the Contractor's rights and obligations hereunder without first obtaining the written consent of the Director. Such consent may be granted or denied at the sole and absolute discretion of said Director. Any assignment or subcontract approved by the Director may require new or extended surety and insurance being provided by the Contractor or the Contractor's assignee or subcontractor, as specified in the Director's written consent. Any attempt by the Contractor to assign, transfer or subcontract the Contractor's rights and obligations under this Agreement without such prior written consent of the Director is ineffective and void, and in no way binding on the City. In such event, the Director may elect, at the discretion of said Director, to terminate this Agreement and all rights of the Contractor under this Agreement and/or to seek such other remedies available to the City under law. If a subcontract of any of the rights or obligations under

this Agreement is approved by the Director (by prior written consent), the Contractor will ensure that each Subcontractor acts in accordance with the terms of this Agreement, including all exhibits, and any documents developed pursuant thereto (e.g., Task Orders, drawings, schedules of values).

18. NO THIRD-PARTY BENEFICIARY: Enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties. Nothing contained in this Agreement shall give or allow any such claim or right of action to or by any third person or entity. Any person other than the City or the Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

19. NO AUTHORITY TO BIND CITY TO CONTRACTS: The Contractor has no authority to bind the City on any contractual matters. Final approval of all contractual matters which purport to obligate the City must be executed by the City in accordance with the City's Charter and the Denver Revised Municipal Code.

20. INTEGRATION & AMENDMENTS: This Agreement, including the exhibits and attachments hereto (each of which is specifically incorporated herein), is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect, unless embodied in this Agreement in writing. No subsequent novation, renewal, addition, deletion, or other amendment shall have any force of effect unless embodied in a written amendment to this Agreement executed by the Parties in the same manner as this Agreement. Any oral representation by any officer or employee of the City at variance with terms and conditions of this Agreement or any written amendment to this Agreement shall not have any force or effect nor bind the City.

21. SEVERABILITY: If any provision of this Agreement or any portion thereof is held by a court of competent jurisdiction to be invalid, illegal, unenforceable, or in conflict with any law, except for the provisions of this Agreement requiring prior appropriation of funds and limiting the total amount payable by the City, the validity of the remaining portions or provisions shall not be affected, if the intent of the Parties can be fulfilled.

22. CONFLICT OF INTEREST:

A. No employee of the City shall have any personal or beneficial interest in the services or property described in this Agreement; and the Contractor shall not hire, or contract for

services with, any employee or officer of the City which would be in violation of the City's Code of Ethics, D.R.M.C. § 2-51, et seq. or the Charter §§ 1.2.8, 1.2.9, and 1.2.12.

B. The Contractor shall not engage in any transaction, activity or conduct which would result in a conflict of interest under this Agreement. The Contractor represents that the Contractor has disclosed any and all current or potential conflicts of interest. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interests of any party with whom the Contractor has a contractual arrangement, in conflict with those of the City. The City, in its sole discretion, shall determine the existence of a conflict of interest and may terminate this Agreement in the event it determines a conflict exists, after the City has given the Contractor written notice which describes the conflict.

23. NOTICES: Notices concerning the termination of this Agreement, notices of alleged or actual violations of the terms or conditions of this Agreement, and other notices of similar importance, including changes to the persons to be notified or their addresses, shall be made by the Contractor to:

Executive Director of Climate Action,
Sustainability & Resiliency
201 West Colfax Avenue, #704
Denver, Colorado 80202

With a copy to: Denver City Attorney
Denver City Attorney's Office
201 West Colfax Avenue, Dept. 1207
Denver, Colorado 80202

And by the City being made to the Contractor at the address set forth on the first page of this Agreement. All notices shall be in writing and provided by either personal delivery, certified mail, return receipt requested, or overnight courier. All notices are effective upon personal delivery or upon placing the notice in the United States mail or with the courier service.

24. DISPUTES: All disputes of whatsoever nature between the City and the Contractor regarding this Agreement shall be resolved by administrative hearings pursuant to the procedure established by Denver Revised Municipal Code ("D.R.M.C."), § 56-106(b) *et seq.* For the purposes of that procedure, the City official rendering a final determination shall be the Executive Director of Climate Action, Sustainability & Resilience.

25. GOVERNING LAW; COMPLIANCE WITH LAWS; VENUE:

A. Governing Law: This Agreement shall be construed and enforced in accordance with applicable federal law, the laws of the State of Colorado, and the Charter, Revised Municipal Code, ordinances, regulations and Executive Orders of the City and County of Denver, which are expressly incorporated in this Agreement. Unless otherwise specified, any reference to statutes, laws, regulations, charter or code provisions, ordinances, executive orders, or related memoranda, includes amendments and supplements to the same.

B. Compliance with Laws: The Contractor shall perform or cause to be performed all services and work under this Agreement in full compliance with all applicable laws, codes, rules, regulations and orders of the United States of America, the State of Colorado, and the City and County of Denver. Both parties agree to comply with applicable U.S., European Union and international export laws, regulations and sanctions.

C. Venue: Venue for any legal action relating to this Agreement shall lie in the District Court in and for the City and County of Denver.

26. NO DISCRIMINATION IN EMPLOYMENT: In connection with the performance of work under this Agreement, the Contractor may not refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, protective hairstyle or physical or mental disability. The Contractor shall insert the foregoing provision in all subcontracts.

27. PREVAILING WAGES:

A. Contractor shall comply with, and agrees to be bound by, all requirements, conditions and City determinations regarding the Payment of Prevailing Wages Ordinance, Sections 20-76 through 20-79, D.R.M.C. including, but not limited to, the requirement that every covered worker working on a City owned or leased building or on City-owned land shall be paid no less than the prevailing wages and fringe benefits in effect on the date the bid or request for proposal was advertised. In the event a request for bids, or a request for proposal, was not advertised, Contractor shall pay every covered worker no less than the prevailing wages and fringe benefits in effect on the date funds for the contract were encumbered.

Date bid or request for qualifications/proposals was advertised: N/A.

If contract opportunity was not advertised, date of written encumbrance: August 21, 2025.

B. Prevailing wage and fringe rates will adjust on the anniversary of the actual date of bid or proposal issuance, if applicable, or the date of the written encumbrance if no bid/proposal issuance date is applicable. Unless expressly provided for in this Agreement, Contractor will receive no additional compensation for increases in prevailing wages or fringe benefits. Contractor shall provide the Auditor with a list of all subcontractors providing any services under the contract. Contractor shall provide the Auditor with electronically certified payroll records for all covered workers employed under the contract. Contractor shall prominently post at the work site the current prevailing wage and fringe benefit rates. The posting must inform workers that any complaints regarding the payment of prevailing wages or fringe benefits may be submitted to the Denver Auditor by calling 720-913-5000 or emailing auditor@denvergov.org. If Contractor fails to pay workers as required by the Prevailing Wage Ordinance, Contractor will not be paid until documentation of payment satisfactory to the Auditor has been provided. The City may, by written notice, suspend or terminate work if Contractor fails to pay required wages and fringe benefits. Current prevailing wage rates are attached as **Exhibit H** and incorporated into the Agreement.

28. USE, POSSESSION OR SALE OF ALCOHOL OR DRUGS: The Contractor shall cooperate and comply with the provisions of Executive Order 94 concerning the use, possession or sale of alcohol or drugs. Violation of this provision or refusal to cooperate with implementation of the policy can result in the City barring the Contractor from City facilities or participating in City operations.

29. NO CONSTRUCTION AGAINST DRAFTING PARTY: The Parties acknowledge that each of them and their respective counsel have had the opportunity to review this Agreement and that this Agreement shall not be construed against any party merely because this Agreement or any of its provisions have been prepared by a particular party.

30. ORDER OF PRECEDENCE: In the event of any conflicts between the language of this Agreement and the exhibits, the language of this Agreement shall control.

31. SURVIVAL OF CERTAIN PROVISIONS: The terms and conditions of this Agreement, together with the exhibits and attachments hereto, that, by reasonable implication, contemplate continued performance, rights or compliance beyond the expiration or termination of this Agreement, shall survive this Agreement and shall continue to be enforceable. Without limiting the generality of the foregoing, the Contractor's obligations to provide insurance and to indemnify the City shall survive for a period equal to any and all relevant statutes of limitation,

plus the time necessary to fully resolve any claims, matters, or actions begun within that period. In addition, all obligations for financial assurances, warranties, and title prescribed in this Agreement shall survive as provided in this Agreement.

32. INUREMENT: The rights and obligations of the Parties herein set forth shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns to the extent that such assignments are authorized under this Agreement.

33. TIME IS OF THE ESSENCE: The Parties agree that in the performance of the terms, conditions, and requirements of this Agreement, time is of the essence.

34. SECTION HEADINGS: The captions and headings set forth herein are for convenience of reference only and shall not be construed so as to define or limit the terms and provisions hereof.

35. LEGAL AUTHORITY: The Contractor assures and guarantees that the Contractor possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to enter into this Agreement. The person or persons signing and executing this Agreement on behalf of the Contractor, do hereby warrant and guarantee that he/she or they have been fully authorized by the Contractor to execute this Agreement on behalf of the Contractor and to validly and legally bind the Contractor to all the terms, performances and provisions herein set forth. The City shall have the right, at its option, to either temporarily suspend or permanently terminate this Agreement, if there is a dispute as to the legal authority of either the Contractor or the person(s) signing the Agreement to enter into this Agreement.

36. CITY EXECUTION OF AGREEMENT: This Agreement shall not be effective or binding on the City until it has been executed by all signatories of the City and County of Denver and, if required by Charter, approved by City Council.

37. COMPLIANCE WITH DENVER WAGE LAWS: To the extent applicable to the Contractor's provision of Services hereunder, the Contractor shall comply with, and agrees to be bound by, all rules, regulations, requirements, conditions, and City determinations regarding the City's Minimum Wage and Civil Wage Theft Ordinances, Sections 58-1 through 58-26 D.R.M.C., including, but not limited to, the requirement that every covered worker shall be paid all earned wages under applicable state, federal, and city law in accordance with the foregoing D.R.M.C. Sections. By executing this Agreement, the

Contractor expressly acknowledges that the Contractor is aware of the requirements of the City's Minimum Wage and Civil Wage Theft Ordinances and that any failure by the Contractor, or any other individual or entity acting subject to this Agreement, to strictly comply with the foregoing D.R.M.C. Sections shall result in the penalties and other remedies authorized therein.

38. ELECTRONIC SIGNATURES AND ELECTRONIC RECORDS: The Contractor consents to the use of electronic signatures by the City. This Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the City in the manner specified by the City. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of this Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

Exhibit List

The following exhibits are attached and incorporated by reference herein:

- Exhibit A** Scope of Work.
- Exhibit B** Budget, Payment Schedule, and Performance Guarantee.
- Exhibit C** Certificate of Insurance.
- Exhibit D** Notice to Proceed (sample).
- Exhibit E** Schedule of Values (sample).
- Exhibit F** Notice of Substantial Completion (sample).
- Exhibit G** Notice of Final Acceptance (sample).
- Exhibit H** Prevailing Wage Rate Schedules.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

[SIGNATURE PAGES TO FOLLOW]

Contract Control Number: CASR-202581132-00
Contractor Name: SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC.

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

By:

By:

Contract Control Number:
Contractor Name:

CASR-202581132-00
SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC.

By:

Signed by:

Jordan Lerner

D70AF113DC9E403...

Name:

Jordan Lerner

(please print)

Title:

Vice President

(please print)

ATTEST: [if required]

By:

Name:

(please print)

Title:

(please print)

EXHIBIT A

SCOPE OF WORK

SCOPE OF WORK AND MINIMUM REQUIREMENTS:

The Work covered by this Agreement includes that identified in the SOW, below, and the Budget. The specific Work that the City will authorize will be determined, in the Executive Director's sole discretion, on an ongoing basis.

As may be directed by Executive Director, Contractor will install certain Energy Conservation Measures (ECMs¹) at select City buildings to support the City's compliance with Energize Denver requirements, as set out below. These ECMs have been identified by the Contractor in prior energy audits. As discussed in Exhibit B, such ECMs are subject to performance guarantees that they will achieve identified Energy Use Intensity (EUI) reductions.

The ECMs are intended to help City buildings comply with Energize Denver requirements. For buildings between 5,000 and 25,000 square feet, the ECMs included in this SOW should bring the building into compliance. For buildings 25,000 square feet and larger, the ECMs should advance the buildings in terms of Energize Denver compliance, but they may not be sufficient on their own to achieve full compliance; other contracts are expected to cover additional work at these buildings.

In addition to installing the identified ECMs (if and as directed by the Executive Director), the City may also request additional work, including additional energy audits and other additional, related services.

1. Energy Conservation Measures Scope

- a. If the City decides to authorize any of the ECMs in this section, the Parties will develop a Task Order. The budget and payment schedule will be as set out in Exhibit B. The Contractor will develop a detailed scope of services, a project schedule, a schedule of values (as shown in Exhibit E), information on the number and type of materials to be installed (if applicable), drawings or specifications (if applicable), updated pricing and guaranteed EUI reduction values based on any scope adjustments agreed to by the Parties, as well as any other details requested by the City. If the City approves the Task Order, it will issue a Notice to Proceed. If the City and the Contractor are unable to agree on the design, scope of work, or cost of the work proposed in a Task Order, either Party may choose not to proceed, and the applicable Task Order will not be issued.
- b. For buildings less than 25,000 square feet, the Contractor shall plan the work to fully meet the Energize Denver compliance needs of the buildings, while also prioritizing City requests.

¹ An Energy Conservation Measure is a project or technology implemented to reduce energy consumption in a building or facility.

- c. The Contractor shall conduct two design reviews per site. Reviews can include multiple site reviews combined into one session with each City agency and the Department. Reviews shall include: (1) design and project schedule (which shall be updated monthly), (2) details on the number and type of materials to be installed, (3) three hard copies and electronic drawings of the Work to be done, if applicable.
- d. The Contractor shall incorporate all City feedback from reviews into the applicable design, drawings, and/or specifications within 10 business days. The Contractor must receive approval from the City agency and Department before work commences.
- e. The Contractor shall coordinate access to buildings for all work, site walks, commissioning and functional testing with the agency (or agencies) occupying the building space. Representatives of the City shall at all times have access to the Work, and Contractor shall provide for such access and for the observation or inspection of the Work.
- f. If any part of the Contractor's Work depends, for proper execution or results, upon the work of any other separate contractor, the Contractor shall inspect and promptly report to the Executive Director's designee any defects in such work that render it unsuitable for such proper execution and results.
- g. The Contractor shall do all cutting, fitting or patching of the Work that may be required to make its several parts come together properly and fit it to receive or be received by work of other separate contractors shown upon, or reasonably inferred from, the drawings and specifications for the complete structure, and shall provide for such finishes to patched or fitted work as the Executive Director's designee may direct. The Contractor shall not endanger any of its own work or the work of others by cutting, excavating or otherwise altering any such work and shall not cut or alter materials not called for demolition in the contract drawings, save with the consent of the Executive Director's designee.
- h. The Contractor shall coordinate and achieve all necessary permit inspections and commissioning audits before concealing completed work behind walls, panels, etc. The Contractor shall give the City and its Representatives 5 business days to inspect the work before it is concealed.
- i. The Contractor shall coordinate weekly status updates with each City agency and the Department.
- j. The Contractor shall provide and maintain a multi-site project schedule.
- k. The Contractor shall maintain a risk register and a deficiency log, which shall include any Notices of Deficiency and any fault(s) or defect(s) in the Work, whether such failure(s) are observed by the Department or the Contractor.
- l. The Contractor shall provide any commissioning activities relevant to the work, as may be required by the State, unless stated otherwise by the City.

- m. The Contractor shall provide startup and functional testing per manufacturer guidelines.
- n. The Contractor shall provide one recorded in-person maintenance and operator training for lighting controls per City agency maintenance team per brand and technology of control used in this scope.
- o. If it is determined that environmental testing is required before an Energy Conservation Measure can be performed, the Contractor shall inform CASR and stop work on that measure. Contractor is not permitted to perform testing or the remediation of Hazardous Materials without express written consent by both Parties. Contractor shall not be responsible for costs associated with any testing or remediation of any Hazardous Materials. In the event the Contractor encounters or discovers any Hazardous Materials during its performance of the Work, it shall immediately stop any affected Work, take reasonable precautions concerning such Hazardous Materials, and notify the Executive Director or the Executive Director's designee verbally and in writing of the existence of such materials or substances immediately upon discovery. The City may choose to either (1) mitigate such Hazardous Materials to allow the Work to continue, or (2) remove the affected Work from the Scope of Work and revise the applicable Task Order accordingly.
- p. The contractor shall identify available rebates at each design review and apply for all available rebates on behalf of the City.
- q. During the Term of the Agreement, the Contractor shall complete and make timely submissions of paperwork for all buildings as required for compliance with the Energize Denver Ordinance.
- r. The following documents shall be consulted or developed as necessary to deliver the Energy Conservation Measures in Table 1, below, as well as any Work authorized under Sections 2 and 3, below and will comprise the closeout package to be delivered digitally by the Contractor before Final Acceptance. The Contractor shall confirm the number and type of materials installed and revise any design or drawings of the Work completed such that they reflect any changes from the original design or drawings (if applicable).
 - i. The Agreement, including all Exhibits;
 - ii. Performance and Payment Bonds or other Surety;
 - iii. Completed Energy Audit Package(s) relevant to the Work
 - iv. Any drawings and specifications developed by Contractor and accepted by City;
 - v. Any change orders and any amendments to change orders approved by the City and Contractor;
 - vi. Certificates of insurance reflecting satisfaction of insurance requirements;
 - vii. Notice to Proceed;
 - viii. Notice of Approval of Occupancy/Use (if applicable);
 - ix. Notice of Substantial Completion;

- x. Notice of Final Acceptance;
 - xi. Notice of Contractor's Settlement of bonds or other Surety;
 - xii. Invoices and Payment Applications.
 - xiii. Submitted Rebate Applications
- s. Without limiting any other provision of this contract, 10 months following the warranty period start date for any ECM (as specified in the Notice of Substantial Completion), the Contractor shall perform a "10-Month Walk" with City Representatives and create a warranty deficiency log and correct identified deficiencies.

Table 1 lists the Energy Conservation Measures that have been identified in prior energy audits and that may be performed per this Scope of Work.

Table 1: Denver Public Libraries ECMs by Site		
Schneider ECM #	Scope Description	Facility
1	LED	Bear Valley Branch Library
2	RCX	Bear Valley Branch Library
3	Plug Load Management	Bear Valley Branch Library
4	RCX	Blair Caldwell African American Research Library
5	Demand Control Ventilation	Central Library
6	RCX	Central Library
7	Plug Load Management	Central Library
8	LED	Decker Branch Library
9	LED	Eugene Field Branch Library
10	Plug Load Management	Eugene Field Branch Library
11	RCX	Green Valley Ranch Branch Library
12	Plug Load Management	Green Valley Ranch Branch Library
13	LED	Hadley Branch Library
14	Plug Load Management	Hadley Branch Library
15	LED	Park Hill Branch Library
16	Rate Change	Park Hill Branch Library
17	RCX	Rodolfo "Corky" Gonzales Branch Library
18	LED	Ross Cherry Creek Branch Library
19	LED	Ross University Hills Branch Library
20	LED	Ross-Phyllis Bigpond Branch Library
21	Rate Change	Ross-Phyllis Bigpond Branch Library
22	RCX	Sam Gary Branch Library
23	Plug Load Management	Sam Gary Branch Library
24	LED	Schlessman Family Branch Library

25	RCX	Schlessman Family Branch Library
26	LED	Valdez Perry Branch Library
27	Rate Change	Valdez Perry Branch Library

2. Energy Audits and Energize Denver Compliance Information and Reporting

Subject to the Budget, energy audits of City buildings may be added to this Agreement via the “Additional On-Call Services” process described in Section 1.E. of the Agreement. Requirements for the energy audits are listed in Table 2 and the paragraphs below.

TABLE 2. REQUIREMENTS FOR ASHRAE LEVEL 2 ENERGY AUDITS			
Required Task	5,000 - 24,999 sqft	>=25,000 sqft	Resource
Perform Investment Grade Energy Audits	x	x	Audit Template Tool ²
Create LED Lighting Plan	x		Compliance through Lighting ³ (Section 5 & 7 of web page)
Identify Renewable Energy Options	x	x	Compliance through Renewable Energy ⁴ (Section 5 of web page) Renewable Energy for 25K+ SF ⁵
Ad Hoc Reporting for Buildings already in compliance	x	x	
Create Alternate Compliance	As needed		Flexibility in Compliance ⁶

² <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/High-Performance-Buildings-and-Homes/Energize-Denver-Hub/Buildings-25000-sq-ft-or-Larger/Performance-Requirements-NEW/Flexibility-in-Compliance/Energy-Audits-for-Performance-Requirements>

³ <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/High-Performance-Buildings-and-Homes/Energize-Denver-Hub/Buildings-5000-24999-sq-ft/Compliance-Guide>

⁴ <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/High-Performance-Buildings-and-Homes/Energize-Denver-Hub/Buildings-5000-24999-sq-ft/Compliance-Guide>

⁵ <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Climate-Action-Sustainability-Resiliency/High-Performance-Buildings-and-Homes/Energize-Denver-Hub/Buildings-25000-sq-ft-or-Larger/Performance-Requirements-NEW/Flexibility-in-Compliance#section-3>

⁶ <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices->

Option Applications as needed for failing equipment.			
Coordination of Review Meetings and Building Access	X	X	

- a. Minimum Energy Audit Requirements - Energy audits for individual buildings must follow ANSI/ASHRAE/ACCA Standard 211-2018 and have the following minimum requirements:
 - i. Meet the minimum requirements of an ASHRAE Level 2 Audit.
 - ii. Be submitted through the online Denver Audit Template tool.
 - iii. Energy audits that meet the above requirements and were completed after January 1, 2020, may be used to meet this section.
 - iv. Confirmation of building information included in the existing benchmarking database.
 - v. Identify any buildings that qualify for any target adjustments per Section 3.4.6 of the Energize Denver technical guidance documentation and qualifying information for the time adjustments.
 - vi. Investment Analysis for Energy Conservation Measures and Compliance Solution Identifications
 - Individual measure implementation cost and timeframe
 - Projected EUI and utility usage reductions.
 - Individual measure savings to investment ratio (SIR) and return on investment (ROI) calculations
 - Building-wide measure implementation cost and projected EUI savings
 - Building-wide savings to investment ratio (SIR) and return on investment (ROI) calculations.
 - Total project cost and site EUI savings, including total SIR and ROI.
 - vii. The energy auditor must have one of the following credentials/licenses or work on a team under a licensed/credentialed individual:
 - Professional Engineer (licensed in the United States)
 - Certified Energy Auditor (Association of Energy Engineers)
 - Certified Energy Manager (Association of Energy Engineers)
 - Building Energy Assessment Professional (ASHRAE)
 - High-Performance Building Design Professional

(ASHRAE)

- Multifamily Building Analyst (Building Performance Institute)

- b. LED Lighting Audit - The selected Contractor shall provide a complete lighting audit of the facility, including all interior and exterior fixtures, including area and parking lot lights that are paid for by the City. This audit should include, at minimum, the following information for each lamp (bulb or fixture, as appropriate):
 - i. Type: incandescent, fluorescent, halogen, CFL, sodium, LED, etc.
 - ii. Wattage: what is the published power consumption in Watts of the bulb or fixture
 - iii. Burn hours: estimated annual usage, in hours
 - iv. Base: what is the bulb base's shape and size. For wired fixtures, indicate N/A.
 - v. Shape: tube, arbitrary, bulged reflector, sealed beam, etc.
 - vi. Size: diameter for all round shapes, diameter and length for all tubes, trade sizes acceptable
 - vii. Color Temperature in Kelvin
 - viii. Location: this can be a specific room or general area, such as a wing of a building, as needed to accurately describe the lamps in the facility
 - ix. Environment: indoor or outdoor
 - x. Total count of the bulbs or fixtures sharing the above characteristics
 - xi. Identification of suitable replacement LED lamps for each of the identified lamps to achieve 90% compliance threshold
 - xii. Clearly list those lamps without a suitable LED replacement such as some process lighting or stage lighting
 - xiii. Estimated unit cost of LED replacements
 - xiv. Estimated energy and energy cost savings from completing all replacements
 - xv. Calculation of the percent of the lighting load, in kWh, that is supplied by LEDs before and after any proposed retrofits
- c. Identification of on-site renewable opportunities - The City would like to expand on-site renewable energy applications. Renewable energy applications include solar photovoltaic, wind, geothermal, and others. It is not the City's intention implement new energy installations. Rather, it is the intent to identify locations where energy installations make logistic and financial sense for future implementation. Renewable opportunity identification reporting shall include:
 - i. Identifying the estimated nameplate capacity
 - ii. Location
 - iii. Installation method

- iv. Anticipated interconnection location and method
 - v. Any site constraints for each identified opportunity.
- d. Ad hoc reporting to CASR Portal - There are several facilities that are already in compliance with the Energize Denver Ordinance. For these facilities, ad hoc building information reporting submission will need to be provided. In this process the contractor shall confirm building information is correct and complete the reporting required by the Ordinance.
- e. Alternative Compliance Applications – An alternative compliance pathway will be required to extend the time for interim compliance targets. The office of Climate Action, Sustainability and Resiliency (CASR) has a range of resources explaining the Energize Denver Ordinance, interim targets, and alternative compliance options [here](#), visit sections 4 and 5.
- f. For any energy audit, the Contractor shall coordinate the following at a minimum:
- i. Kickoff meeting with each Agency’s staff
 - Make introductions
 - Gather Points of Contacts
 - Get building access instructions /keys
 - Answer Agency questions
 - ii. Site walks with and without CASR and Agency staff.
 - iii. Weekly Progress Updates
 - iv. Multiple ECM and Plan reviews

3. Other Additional On-Call Services

Subject to the Budget, CASR may request additional work under this Agreement pursuant to the terms of the “Additional On-Call Services” process described in Section 1.E. of the Agreement. Additional On-Call Services will be related to energy audits, ECMs, and reporting obligations to support the City in complying with Energize Denver requirements, and these may include:

- a. Cost Estimating for ECMs
- b. Engineering Consulting and Studies for ECMs
- c. Lighting and HVAC Commissioning
- d. Project Management for energy audits and ECMs
- e. ECM Technical Specifications

EXHIBIT B

BUDGET, PAYMENT SCHEDULE, AND PERFORMANCE GUARANTEE

1. Budget

- a. The Scope of Work as defined in Exhibit A and as authorized by an approved Task Order shall be installed for fixed fee.
- b. Payment Schedule for Energy Conservation Measures (ECMs):

Table 1. Milestones & Payment Schedule	
Milestones	% of Energy Conservation Measure Price
Schematic Design Phase	Completed
Document Design Phase	10%
Contract Document Design Phase	10%
Notice to Proceed	No Payment
Substantial Completion	55%
Completion of Startup, Commissioning, & Resolution of Deficiencies	15%
Final Acceptance & Closeout Documentation	10%

All ECMs shall be grouped by Scope of Work activity type then listed by site (building/facility) on the Schedule of Values when invoicing. Monthly progress billing up to each milestone percentage can be billed as shown in Table 1, above, during the respective milestone. Except as may be otherwise provided in this Agreement, no additional retention will be held in addition to what is included within the Final Acceptance & Closeout Documentation milestone.

- c. The Payment Schedule for any Additional On-Call Services will be set out in the relevant Task Order issued by the City.
- d. For ECMs, reimbursement for lighting replacements, RCx controls, and retrofits may include additional reimbursement (beyond budgeted amounts below) up to \$129,600 in total due to unexpected tariffs, if (i) the tariff is activated after December 31st, 2025, and (ii) the imposition of the tariff is well documented via receipt or invoice. Receipts and/or invoices shall be attached to the schedule of values for payment.
- e. Denver Public Libraries Budget

Table 2. Denver Public Libraries Retrocommissioning Cost			
Schneider ECM #	Scope Description	Facility	ECM Cost(\$)
5	Demand Control Ventilation	Central Library	\$1,300,000
2	RCX	Bear Valley Branch Library	\$14,000

4	RCX	Blair Caldwell African American Research Library	\$50,000
6	RCX	Central Library	\$700,000
11	RCX	Green Valley Ranch Branch Library	\$30,000
17	RCX	Rodolfo "Corky" Gonzales Branch Library	\$30,000
22	RCX	Sam Gary Branch Library	\$40,000
25	RCX	Schlessman Family Branch Library	\$20,000
Total Retrocommissioning Cost for Denver Public Libraries			\$2,184,000

Table 3. Denver Public Libraries Lighting Retrofit Cost

Schneider ECM #	ECM	Building Name	ECM Cost(\$)
1	LED	Bear Valley Branch Library	\$100,000
8	LED	Decker Branch Library	\$20,000
9	LED	Eugene Field Branch Library	\$70,000
13	LED	Hadley Branch Library	\$44,000
15	LED	Park Hill Branch Library	\$70,000
20	LED	Ross-Phyllis Bigpond Branch Library	\$90,000
18	LED	Ross Cherry Creek Branch Library	\$150,000
19	LED	Ross University Hills Branch Library	\$130,000
24	LED	Schlessman Family Branch Library	\$130,000
26	LED	Valdez Perry Branch Library	\$60,000
Total Lighting Retrofit Cost for Denver Public Libraries			\$864,000

Table 4. Denver Public Libraries Plug Load Management and Rate Change Cost

Schneider ECM #	Scope Description	Facility	ECM Cost(\$)
3	Plug Load Management	Bear Valley Branch Library	\$1,000

7	Plug Load Management	Central Library	\$40,000
10	Plug Load Management	Eugene Field Branch Library	\$1,000
12	Plug Load Management	Green Valley Ranch Branch Library	\$2,000
14	Plug Load Management	Hadley Branch Library	\$1,000
23	Plug Load Management	Sam Gary Branch Library	\$2,000
16	Rate Change	Park Hill Branch Library	\$0
21	Rate Change	Ross-Phyllis Bigpond Branch Library	\$0
27	Rate Change	Valdez Perry Branch Library	\$0
Total Plug Load Management and Rate Change Cost			\$47,000

f. Maximum Contract Amount

Table 5. Maximum Contract Amount	
Denver Public Libraries	ECM Cost(\$)
Plug Load Management and Rate Change Cost	\$47,000
Retrocommissioning Cost	\$2,184,000
Lighting Retrofit Cost	\$864,000
Not to Exceed Tariff Value	\$129,600
Denver Public Libraries Total	\$3,224,600
Contingency / On-Call Capacity	\$483,400
Maximum Contract Amount	\$3,708,000

Subject to the Maximum Contract Amount stated in the Agreement, the Executive Director or the Executive Director's designee has the authority to adjust the Budget to reallocate funds from one line item to another. Each adjustment to the Budget must be made in writing and must be signed by the Executive Director or the Executive Director's designee. The Budget may be used only for Work identified in the Scope of Work or eligible to be included as "Additional On-Call Services," as described in the Scope of Work.

The "Contingency/On-Call Capacity" budget amount may be used only with the City's prior written authorization (e.g., by inclusion in a Task Order that the City has approved via a Notice to Proceed).

2. Guaranteed Performance of ECMs by Site

Baseline, weather normalized utility bill data will be taken from the 12 months preceding the project start date or the most recent acceptable Energize Denver reporting year that most closely approximates a typical year for the site. Guaranteed performance will be verified by 12 months of weather normalized utility bill data starting with the billing period after the Substantial Completion date. If the baseline site energy use has not been reduced by the Guaranteed Energy Use Intensity (EUI) Reduction listed in Table 6 below, the contractor must submit Type A (Key Parameter Measurement) or Type B (All Parameter Measurement) International Performance Measurement and Verification Protocol (IPMVP) measurement and verification for each ECM implemented at the site to the Executive Director or the Executive Director's designee. If the guaranteed EUI reduction cannot be shown by Type A or B IPMVP Measurement and Verification, the Contractor shall perform additional ECMs to achieve the guaranteed reduction or reimburse the City on a prorated basis for the applicable project costs listed in Tables 2-4, above, for the EUI Reduction not achieved.

Table 6. Denver Public Library ECMs Guaranteed EUI Reduction by Site				
Schneider ECM #	ECM	Facility	EUI Reduction by ECM	Guaranteed EUI Reduction by Site
1	LED	Bear Valley Branch Library	3.2	16.1
2	RCX	Bear Valley Branch Library	11.8	
3	Plug Load Management	Bear Valley Branch Library	1.1	
4	RCX	Blair Caldwell African American Research Library	18.4	18.4
5	Demand Control Ventilation	Central Library	1.6	6.7
6	RCX	Central Library	4.8	
7	Plug Load Management	Central Library	0.3	
8	LED	Decker Branch Library	2.3	2.3
9	LED	Eugene Field Branch Library	1.9	3.0
10	Plug Load Management	Eugene Field Branch Library	1.1	
11	RCX	Green Valley Ranch Branch Library	20.5	20.9
12	Plug Load Management	Green Valley Ranch Branch Library	0.4	

13	LED	Hadley Branch Library	0.9	1.5
14	Plug Load Management	Hadley Branch Library	0.6	
15	LED	Park Hill Branch Library	6.2	6.2
16	Rate Change	Park Hill Branch Library	0.0	
17	RCX	Rodolfo "Corky" Gonzales Branch Library	17.3	17.3
18	LED	Ross Cherry Creek Branch Library	6.2	6.2
19	LED	Ross University Hills Branch Library	2.0	2.0
20	LED	Ross-Phyllis Bigpond Branch Library	2.0	2.0
21	Rate Change	Ross-Phyllis Bigpond Branch Library	0.0	
22	RCX	Sam Gary Branch Library	4.5	4.8
23	Plug Load Management	Sam Gary Branch Library	0.3	
24	LED	Schlessman Family Branch Library	3.2	23.9
25	RCX	Schlessman Family Branch Library	20.7	
26	LED	Valdez Perry Branch Library	5.9	5.9
27	Rate Change	Valdez Perry Branch Library	0.0	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA LLC. 99 HIGH STREET BOSTON, MA 02110 Attn: Boston.CertRequest@Marsh.com Fax: 212-948-4377	CONTACT NAME:	FAX (A/C, No):
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:
INSURED Schneider Electric Holdings, Inc. 1111 Pasquelli Drive, Suite 100 Westmont, IL 60559	INSURER(S) AFFORDING COVERAGE	
KFLAN YES	INSURER A: National Union Fire Ins Co Pittsburgh PA	NAIC # 19445
	INSURER B: AIU Insurance Co	19399
	INSURER C: Lexington Insurance Company	19437
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

NYC-011691988-10

REVISION NUMBER: 13

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	025710668	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 10,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 10,000,000 GENERAL AGGREGATE \$ 15,000,000 PRODUCTS - COMP/OP AGG \$ 15,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	025710637 (AOS) 025710636 (MA)	01/01/2025 01/01/2025	01/01/2026 01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	025710670 (AOS) Additional WC/EL policies are shown on the following page	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT \$ 5,000,000 E.L. DISEASE - EA EMPLOYEE \$ 5,000,000 E.L. DISEASE - POLICY LIMIT \$ 5,000,000
C	<input type="checkbox"/> PROFESSIONAL <input type="checkbox"/> E&O LIABILITY			02-778-14-79 POLICY IS CLAIMS MADE	01/01/2025	01/01/2026	EACH CLAIM / AGGREGATE \$ 5,000,000 SIR: \$ 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Energy Audits and Conservation Measures covered by the Contract Services Agreement

City and County of Denver, its elected and appointed officials, employees and volunteers are included as additional insured with respect to General Liability and Auto Liability per the endorsement(s) attached.

This insurance is primary and non-contributory over any existing insurance and limited to liability caused, in whole or in part by the named insured for General Liability and Automobile Liability per the endorsement(s) attached. Waiver of Subrogation is included in favor of the Certificate Holder under General Liability, Auto Liability, and Worker's Compensation per the endorsement(s) attached.

CERTIFICATE HOLDER

CANCELLATION

City and County of Denver
Climate Action, Sustainability and Resiliency
201 W. Colfax, Dept. 704
Denver, CO 80202

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA LLC

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AGENCY CUSTOMER ID: CN102662751

LOC #: Boston



ADDITIONAL REMARKS SCHEDULE

Page 2 of 3

AGENCY MARSH USA LLC.		NAMED INSURED Schneider Electric Holdings, Inc. 1111 Pasquinelli Drive, Suite 100 Westmont, IL 60559
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

ADDITIONAL NAMED INSURED INCLUDE THE FOLLOWING:

Schneider Electric USA, Inc.
Schneider Electric Engineering Services, LLC
Veris Industries, LLC
Schneider Electric IT Corporation
Schneider Electric Buildings Americas, Inc.
Schneider Electric Federal, Inc. (Formerly Schneider Electric Buildings Critical Systems, Inc.)
Schneider Electric Solar Inverters USA, Inc.
Schneider Electric Power Services, Inc.
Summit Energy Services, Inc.
Schneider Electric IT Mission Critical Services, Inc.
Schneider Electric Smart Grid Solutions, LLC
Schneider Electric Systems USA, Inc.
ASCO Power Services, Inc.
ASCO Power Technologies, L.P.
Schneider Electric Advisory Services, Inc.
Schneider Electric Digital, Inc.
Schneider Electric Foundries LLC
Schneider Electric Energy Management Software, Inc.
Operation Technology, Inc. (DBA ETAP) (Excluding Workers Compensation)
ETAP Automation, Inc. (Excluding Workers Compensation)
IGE+XAO USA, Inc.
ProLeit Corp.
Automatic Control Engineering Corporation
BIM-Electrical Corp.
EcoAct, Inc. (Workers' Compensation is provided through Summit Energy Services, Inc.)
Planon Corporation (Excluding Workers' Compensation and Professional Liability)

Auto Buffer (Excess Auto Limits) Quota Share:

Carrier: RSUI Indemnity Company
Policy Number: NHA604090
Limit: \$2.5M part of \$5M xs \$5M

Carrier: SiriusPoint Specialty Insurance Corporation

Policy Number: TSX-001230-25
Limit: \$2.5M part of \$5M xs \$5M

****ADDITIONAL WORKER'S COMP POLICIES****

POLICY PERIOD: 01/01/2025 - 01/01/2026

CARRIER: AIU INSURANCE COMPANY

POLICY NUMBERS AND STATES:

- 025710670 (AOS: AK, AL, AR, AZ, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WV, WY)
- 025710671 (WI)

- PUERTO RICO: WC IS PURCHASED THROUGH THE STATE FUND AS PUERTO RICO IS MONOPOLISTIC.

- OHIO ONLY EXCESS WORKERS COMP:

POLICY NUMBER: 025710672; CARRIER: NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

LIMITS: EACH ACCIDENT: \$3,000,000 / DISEASE-POLICY LIMIT: 3,000,000 / DISEASE-EACH EMPLOYEE: \$3,000,000; SELF-INSURED RETENTION: \$2,000,000

AGENCY CUSTOMER ID: CN102662751

LOC #: Boston

**ADDITIONAL REMARKS SCHEDULE**

Page 3 of 3

AGENCY MARSH USA LLC.		NAMED INSURED Schneider Electric Holdings, Inc. 1111 Pasquinelli Drive, Suite 100 Westmont, IL 60559
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

Schneider Electric Holdings, Inc. has agreed that, within 30 days after receipt of notice of cancellation of the insurance policies referenced above from the applicable insurers, Schneider Electric Holdings, Inc. or its designee will send a copy of such notice to the Certificate Holder of this Certificate. Such notice is not a right or obligation within the policies, it does not alter or amend any coverage, it will not extend any policy cancellation date and it will not negate any cancellation of the policy. Failure to provide a copy of such notice to the Certificate Holder shall impose no obligation or liability of any kind upon the insurer or its agents or representatives.

ENDORSEMENT

This endorsement, effective 12:01 A.M. 01/01/2025

forms a part of policy No. 025710637

issued to SCHNEIDER ELECTRIC HOLDINGS, INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:

WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

L SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured, is amended to add:

- d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

- (1) The coverage and/or limits of this policy, or
- (2) The coverage and/or limits required by said contract or agreement.



AUTHORIZED REPRESENTATIVE

ENDORSEMENT

This endorsement, effective 12:01 A.M. 01/01/2025

forms a part of policy No. 025710637

issued to SCHNEIDER ELECTRIC HOLDINGS, INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

INSURANCE PRIMARY AS TO CERTAIN ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, B., General Conditions, 5., Other Insurance, c., is amended by the addition of the following sentence:

The insurance afforded under this policy to an additional insured will apply as primary insurance for such additional insured where so required under an agreement executed prior to the date of accident. We will not ask any insurer that has issued other insurance to such additional insured to contribute to the settlement of loss arising out of such accident.

All other terms and conditions remain unchanged.



**Authorized Representative or
Countersignature (In States Where
Applicable)**

ENDORSEMENT

This endorsement, effective 12:01 A.M. 01/01/2025

forms a part of policy No. 025710637

issued to SCHNEIDER ELECTRIC HOLDINGS, INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, A. - Loss Conditions, 5. - Transfer of Rights of Recovery Against Others to Us, is amended to add:

However, we will waive any right of recovery we have against any person or organization with whom you have entered into a contract or agreement because of payments we make under this Coverage Form arising out of an "accident" or "loss" if:

- (1) The "accident" or "loss" is due to operations undertaken in accordance with the contract existing between you and such person or organization; and
- (2) The contract or agreement was entered into prior to any "accident" or "loss".

No waiver of the right of recovery will directly or indirectly apply to your employees or employees of the person or organization, and we reserve our rights or lien to be reimbursed from any recovered funds obtained by any injured employee.



AUTHORIZED REPRESENTATIVE

POLICY NUMBER: 025710668

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
As required under contract	As required under contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER: 025710668

COMMERCIAL GENERAL LIABILITY
CG 20 37 12 19**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
As required under contract	As required under contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ENDORSEMENT

This endorsement, effective 12:01 A.M. 01/01/2025

forms a part of policy No. 025710668

issued to SCHNEIDER ELECTRIC HOLDINGS, INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

ADDITIONAL INSURED - PRIMARY INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Section IV, Commercial General Liability Conditions, paragraph 4., Other Insurance, subparagraph a. Primary Insurance, is amended by the addition of the following:

However, coverage under this policy afforded to an additional insured will apply as primary insurance where required by contract, and any other insurance issued to such additional insured shall apply as excess and noncontributory insurance.



Authorized Representative or
Countersignature (in States Where
Applicable)

POLICY NUMBER: 025710668

COMMERCIAL GENERAL LIABILITY
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):

Any Person or Organization Requiring Waiver of Transfer of Rights of Recovery Pursuant to the Terms of Any Contract or Agreement.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement changes the policy to which it is attached effective on inception date of the policy unless a different date is indicated below.

This endorsement, effective 12:01 AM 01/01/2025

forms a part of Policy No. 025710670

Issued to SCHNEIDER ELECTRIC HOLDINGS, INC.

By A I U INSURANCE COMPANY

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

**ANY PERSON OR ORGANIZATION WHICH REQUIRES YOU TO
OBTAIN THIS WAIVER FROM US**

The premium change for this endorsement is INCLUDED

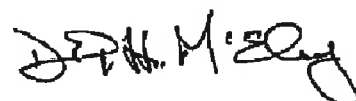
This form is not applicable in Kansas for private construction contracts as defined in K.S.A. 16-1801 through K.S.A. 16-1807 or public construction contracts as defined in K.S.A. 16-1901 through 16-1908, except where permitted by statute or other applicable law, such as for use in wrap-up insurance programs.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This form is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas, or Utah.

WC 00 03 13
(Ed. 04/84)

Countersigned by _____



Authorized Representative



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/07/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY MARSH USA LLC. 99 HIGH STREET BOSTON, MA 02110 Attn: Boston.certrequest@Marsh.com		PHONE (A/C, No, Ext):	COMPANY Allianz Global Risks US Insurance Company	
		KFLAN		
FAX (A/C, No):	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED SCHNEIDER ELECTRIC HOLDINGS, INC. 1111 PASQUINELLI DRIVE, SUITE 100 WESTMONT, IL 60559		LOAN NUMBER	POLICY NUMBER USE000191250W	
		EFFECTIVE DATE 01/01/2025	EXPIRATION DATE 01/01/2026	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION RE: 09/16/2025 to 12/31/2026, PC23P0118, Energy Savings
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS BUILDER'S RISK AND INSTALLATION FLOATER POLICY (USD) POLICY LIMIT IS FOR PROJECTS WHOSE TOTAL CONTRACT VALUE DOES NOT EXCEED - \$52,880,000 USD SEE ACORD 101 FOR ADDITIONAL COVERAGES/PERILS/FORMS Other deductibles may apply to the Property Coverage as per policy terms and conditions.				52,880,000	Various SEE ACORD 101

REMARKS (Including Special Conditions)

City and County of Denver, Climate Actions, Sustainability and Resiliency is included as additional insured where required by written contract with respect to Property Coverage. Waiver of subrogation is applicable where required by written contract and subject to policy terms and conditions.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NYC-012416989-05

NAME AND ADDRESS City and County of Denver, Climate Actions, Sustainability and Resiliency Attn: Allison Lenhardt 201 W. Colts, Dept 704 Denver, CO 80202	X	ADDITIONAL INSURED		LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
		MORTGAGEE	X	WOS		
	LOAN #					
	AUTHORIZED REPRESENTATIVE <i>Marsh USA LLC</i>					

AGENCY CUSTOMER ID: CN102662751

LOC #: Boston



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED SCHNEIDER ELECTRIC HOLDINGS, INC. 1111 PASQUINELLI DRIVE, SUITE 100 WESTMONT, IL 60559	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 27 **FORM TITLE:** Evidence of Property Insurance

Policy Limit: \$52,880,000

LIMITS (USD): POLICY LIMIT IS FOR PROJECTS WHOSE TOTAL CONTRACT VALUE DOES NOT EXCEED \$52,880,000

Limits (for each and every loss):

Natural Events: \$52,880,000 aggregate per insurance year

Damage to Existing Property: \$1,057,600 each contract subject to \$10,576,000 aggregate per insurance year

Debris removal: 10% of the contract value with a maximum of \$1,586,400 subject to an aggregate limit of \$5,288,000 per insurance year.

Extra Expenses / Expediting Expenses: 20% of the loss, maximum of \$1,057,600 subject to an aggregate limit of \$5,288,000 per insurance year.

Expert's Expenses and Fees: \$105,760 subject to an aggregate limit of \$1,057,600 per insurance year.

Professional Fees: \$105,760 subject to an aggregate limit of \$1,057,600 per insurance year.

Plans & Documents: \$158,640 subject to an aggregate limit of \$528,800 per insurance year.

Custom Duties & Taxes: \$528,800 subject to an aggregate limit of \$3,172,800 per insurance year.

Inland Transit: \$1,057,600 aggregate per insurance year

Interim Storage: \$1,057,600 aggregate per insurance year

Imminent Perils: \$528,800 each contract but limited to \$1,057,600 aggregate per insurance year

Offshore Contracts: \$2,115,200 each contract

Off-shore Wind Turbines: \$2,115,200 for each contract, subject to an aggregate limit of \$5,288,000 per year

Contractor's Tools, Plant & Equipment: \$528,800 per contract site subject to an aggregate limit of \$2,115,200

Works for Schneider Electric own Account: \$5,288,000 per Site

Electrical Works in Underground Tunnels: Up to contract values not exceeding \$26,440,000 each contract

Internal Expenses and Services: 2.50 % of the loss with a maximum of \$105,760 for each loss

Deductibles (each and every loss):

Natural Events - In cyclonic and tropical storm areas, and in earthquake areas referenced 3, 4 and 5 by Munich Re: \$264,400

Total Contract value less than or equal \$1,057,600: \$10,576

Total Contract value between \$1,057,600 and \$5,288,000: \$21,152

Total Contract value above \$5,288,000: \$52,880

Contractor's Tools: \$21,152

Contractor's Plant & Equipment: \$105,760

Purchase Order Number: PO-[XXXXXXXX]
Contract ID: SC- [XXXXXXXX]

EXHIBIT D
NOTICE TO PROCEED

DATE:

TO:

FROM:

SUBJECT:

In accordance with the Contract Services Agreement between the City and County of Denver and [Developer Name] (Contract # [CASR Contract Number]) dated [Date of Contract Execution] this is your Notice to Proceed to Commence [Development or Construction Phase] for the following Energy Efficiency project.

Facility Name: [Project Name]

Sincerely,

XXXXXXXXXX, CASR Project Manager
City and County of Denver

cc: CASR Deputy Executive Director
CASR Finance and Admin Team

EXHIBIT E
SCHEDULE OF VALUES

[illegible]

EXHIBIT F
Notice of Substantial Completion

Notice of Substantial Completion (per ECM / FIM)

Date of Notice _____

Contractor: _____

Contract Name / #: _____

Notice is hereby given that the City and County of Denver's Climate Action, Sustainability & Resiliency Department accepts the installed equipment for ECM / FIM _____ and establishes a warranty period start date of _____.

Climate Action, Sustainability & Resiliency

By _____

Title _____

Date _____

EXHIBIT G
Notice of Final Acceptance

Notice of Final Acceptance

Date of Notice _____

Contractor: _____

Contract Name / #: _____

Notice is hereby given that the City and County of Denver's Climate Action, Sustainability & Resiliency Department accepts the Project and establishes a Performance Commencement Date of _____.

Climate Action, Sustainability & Resiliency

By _____

Title _____

Date _____

EXHIBIT H - PREVAILING WAGES



TIMOTHY M. O'BRIEN, CPA
AUDITOR

201 West Colfax Avenue, #705 • Denver, Colorado 80202
(720) 913-5000 • Fax (720) 913-5253 • denvergov.org/auditor

City and County of Denver

2025 Building General Wage Decision

TO: All Users of the City and County of Denver Prevailing Wage Schedules
FROM: Luis Osorio Jimenez, Prevailing Wage Administrator
DATE: July 16, 2025
SUBJECT: Latest Change to Prevailing Wage Schedules

The effective date for this publication will be **Tuesday, July 15, 2025**, and applies to the City and County of Denver for **BUILDING CONSTRUCTION PROJECTS** (does not include residential construction consisting of single-family homes and apartments up to and including four stories) in accordance with the Denver Revised Municipal Code, § 20-76(c).

General Wage Decision No. CO20250020

Superseded General Decision No. CO20240020

Modification No. 5

Publication Date: 07/15/2025

(5 pages)

Unless otherwise specified in this document, apprentices shall be permitted only if they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor (DOL). The employer and the individual apprentice must be registered in a program which has received prior approval by the DOL. Any employer who employs an apprentice and is found to be in violation of this provision shall be required to pay said apprentice the full journeyman scale.

Attachments as listed above.

In accordance to the amendment of Section 20-76, Division 3, Article IV, Chapter 20 of the Denver Revised Municipal Code enacted on August 21st, 2023, the Prevailing Wage Administrator is authorized to approve and adjust all Davis-Bacon classifications under \$18.81 to comply with the city's minimum wage.

General Decision Number: CO20250020 07/11/2025

Superseded General Decision Number: CO20240020

State: Colorado

Construction Type: Building

County: Denver County in Colorado.

BUILDING CONSTRUCTION PROJECTS

(Does not include single-family homes or apartments up to and including four stories.)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:

- Executive Order 14026 generally applies to the contract.
- The contractor must pay all covered workers at least \$18.81 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.

If the contract was awarded on or between January 1, 2015, and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:

- Executive order 13658 generally applies to the contract.
- The contractor must pay all covered workers at least \$18.81 per hour (or the applicable wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at www.dol.gov/whd/govcontracts.

MODIFICATION NUMBER	PUBLICATION DATE
0	01/03/2025
1	02/07/2025
2	03/07/2025
3	03/14/2025
4	05/16/2025
5	07/15/2025

ASBE0028-002 07/01/2024	RATES	FRINGES
ASBESTOS WORKER/HEAT & FROST INSULATOR – MECHANICAL (DUCT, PIPE & MECHANICAL SYSTEM INSULATION)	\$34.98	\$16.47

CARP0055-002 05/01/2025	RATES	FRINGES
CARPENTER (DRYWALL HANGING ONLY)	\$35.10	\$13.84

CARP1607-001 06/01/2025	RATES	FRINGES
MILLWRIGHT	\$42.50	\$19.02

ELEC0068-012 06/01/2025	RATES	FRINGES
ELECTRICIAN (INCLUDES LOW VOLTAGE WIRING)	\$46.80	\$19.53

ELEV0025-001 01/01/2024	RATES	FRINGES
ELEVATOR MECHANIC	\$56.57	\$40.35

FOOTNOTE:

- a. Vacation: 6%/under 5 years based on regular hourly rate for all hours worked.
8%/over 5 years based on regular hourly rate for all hours worked.
- b. PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Veterans' Day; Thanksgiving Day; the Friday after Thanksgiving Day; and Christmas Day.

ENGI0009-017 05/01/2024	RATES	FRINGE
POWER EQUIPMENT OPERATOR (CRANE)		
141 TONS AND OVER	\$39.80	\$15.20
50 TONS AND UNDER	\$35.78	\$15.20
51 TO 90 TONS	\$36.09	\$15.20
91 TO 140 TONS	\$37.34	\$15.20

IRON0024-010 11/01/2024	RATES	FRINGES
IRONWORKER, STRUCTURAL/ORNAMENTAL	\$39.21	\$12.79

IRON00847- 11/01/2024	RATES	FRINGES
IRONWORKER, REINFORCING	\$55.25	\$3.65

PAIN0079-006 08/01/2022	RATES	FRINGES
PAINTER (BRUSH, ROLLER, AND SPRAY; EXCLUDES DRYWALL FINISHING/TAPING)	\$27.41	\$11.56

PAIN0079-007 08/01/2022	RATES	FRINGES
DRYWALL FINISHER/TAPER	\$28.11	\$11.56

PAIN0419-001 06/01/2022	RATES	FRINGES
SOFT FLOOR LAYER (VINYL AND CARPET)	\$18.81	\$14.33

PAIN0930-002 07/01/2024	RATES	FRINGES
GLAZIER	\$35.51	\$12.65
PLUM0003-009 06/01/2024	RATES	FRINGES
PLUMBER (EXCLUDES HVAC DUCT, PIPE AND UNIT INSTALLATION)	\$45.43	\$20.15
PLUM0208-008 06/01/2024	RATES	FRINGES
PIPEFITTER (INCLUDES HVAC PIPE AND UNIT INSTALLATION; EXCLUDES HVAC DUCT INSTALLATION)	\$44.15	\$22.43
SFCO0669-002 04/01/2024	RATES	FRINGES
SPRINKLER FITTER (FIRE SPRINKLERS)	\$45.44	\$26.98
SHEE0009-004 07/01/2024	RATES	FRINGES
SHEET METAL WORKER (INCLUDES HVAC DUCT INSTALLATION; EXCLUDES HVAC PIPE AND UNIT INSTALLATION)	\$39.47	\$21.83
SUCO2013-006 07/31/2015	RATES	FRINGES
BRICKLAYER	\$21.96	\$0.00
CARPENTER: ACOUSTICAL CEILING INSTALLATION ONLY	\$22.40	\$4.85
CARPENTER: METAL STUD INSTALLATION ONLY	\$20.81	\$0.00
CARPENTER, EXCLUDES ACOUSTICAL CEILING INSTALLATION, DRYWALL HANGING, AND METAL STUD INSTALLATION	\$21.09	\$6.31
CEMENT MASON/CONCRETE FINISHER	\$20.09	\$7.03
LABORER: COMMON OR GENERAL	\$19.81	\$5.22
LABORER: MASON TENDER – BRICK	\$20.32	\$0.00
LABORER: MASON TENDER – CEMENT/CONCRETE	\$20.33	\$0.00
LABORER: PIPELAYER	\$19.86	\$3.68
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE	\$20.78	\$5.78
OPERATOR: BOBCAT/SKID STEER/SKID LOADER	\$20.10	\$3.89
OPERATOR: GRADER/BLADE	\$21.50	\$0.00
ROOFER	\$18.85	\$0.00
TRUCK DRIVER: DUMP TRUCK	\$18.97	\$0.00
WATERPROOFER	\$18.83	\$0.00

Welders – Receive rate prescribed for craft performing operation to which welding is incidental.

Administrator Supplemental Rates

Specific to the Denver projects: Revision Date: 05/20/2025

CLASSIFICATION	BASE	FRINGE
BOILERMAKER	\$30.97	\$21.45
LABORER: CONCRETE SAW	\$18.90	\$0.00
PAPER HANGER	\$20.15	\$6.91
PLASTERER	\$32.55	\$13.00
PLASTER TENDER	\$18.81	\$0.00
TRUCK DRIVER: FLATBED	\$19.14	\$10.07
TRUCK DRIVER: SEMI	\$19.48	\$10.11

CLASSIFICATION: POWER EQUIPMENT OPERATOR	BASE	FRINGE
CONCRETE MIXER — LESS THAN ONE YD	\$23.67	\$10.67
CONCRETE MIXER – 1 YD AND OVER	\$23.82	\$10.68
DRILLERS	\$23.97	\$10.70
LOADER – UP TO AND INCLUDING SIX CU YD	\$23.67	\$10.67
LOADERS – OVER SIX CU YD	\$23.82	\$10.68
MECHANIC	\$18.81	\$0.00
MOTOR GRADER	\$23.97	\$10.70
OILERS	\$22.97	\$10.70
ROLLER	\$23.67	\$10.67

Go to www.DenverGov.org/Auditor to view the Prevailing Wage Clarification Document for complete list of classifications used.