

## AGREEMENT

**THIS AGREEMENT** is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a home rule and municipal corporation of the State of Colorado (the “City”), and **JEWISH FAMILY SERVICE OF COLORADO, INC.**, a Colorado nonprofit corporation, whose address is 3201 South Tamarac Drive, Denver, Colorado 80231 (the “Recipient”) (together, the “Parties”).

## RECITALS

**WHEREAS**, there are public purposes for installing distributed energy resources (“DERs”) at buildings occupied by non-profit human service providers, including reducing greenhouse gas emissions to protect City residents and visitors from the adverse public health impacts associated with climate change and increasing the resiliency of operations for human service providers.

**WHEREAS**, the public purposes above will be furthered to a greater extent by buildings that install DERs than buildings that rely solely on electricity from the electric grid;

**WHEREAS**, incentives are needed to encourage building owners to install DERs to further the public purposes above;

**WHEREAS**, the Recipient is willing to install at its building, which is located within the City and County of Denver, DERs partly due to the availability of certain incentives provided by the City, as further described in this Agreement;

**WHEREAS**, this Agreement, and the installation at Recipient’s building of DERs within the City will advance the valid and valuable public purposes set forth above by reducing greenhouse gas emissions, increasing safety and increasing the resiliency of operations, as a result of the incentives described herein; and

**WHEREAS**, for these reasons, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **RECIPIENT OBLIGATIONS.** This Agreement and the City’s obligations hereunder are conditioned upon the following Recipient installing at its building located at 3201 South Tamarac Drive, Denver, Colorado 80231 (the “Building”) the DERs as set forth in **Exhibit A, the Scope of Work.**

2. **TERM.** The term of this Agreement shall commence on **December 18, 2023**, and shall terminate on **December 18, 2025**; provided, however, that this Agreement shall automatically terminate when the City's payment(s) hereunder equal the Maximum Contract Amount. Subject to the Executive Director's prior written authorization, the Recipient may complete any work in progress as of the expiration date and the Term of the Agreement will extend until the work is completed or earlier terminated by the Executive Director.

3. **INCENTIVE PAYMENTS.** Subject to the terms hereof, the City agrees to make incentive payments to the Recipient payable as follows:

a. **Budget.** The City shall reimburse Recipient for documented costs directly incurred by Recipient and allocable to the installation at the Building of DERs upon completion of each milestone of the Building's conversion as further detailed in **Exhibit B, the Budget**. Recipient's costs shall not exceed the line item amounts set forth in Exhibit B.

b. **Maximum Contract Amount.**

(1) Notwithstanding any other provision of the Agreement, the City's maximum incentive payment obligation shall not exceed **FIVE HUNDRED FORTY THOUSAND DOLLARS AND NO CENTS (\$540,000.00)** (the "**Maximum Contract Amount**").

(2) The City's payment obligation, whether direct or contingent, extends only to funds appropriated annually by the Denver City Council, paid into the Treasury of the City, and encumbered for purposes of the Agreement. The City does not by this Agreement irrevocably pledge present cash reserves for payment or performance in future fiscal years. The Agreement does not and is not intended to create a multiple fiscal year direct or indirect debt or financial obligation of the City.

c. **Petitions for Payment.** To receive an incentive payment hereunder, the Recipient shall petition the Executive Director of Climate Action, Sustainability, and Resiliency or her designee (the "Executive Director").

(1) The petition for incentive payment shall contain the Recipient's supporting documentation evidencing eligible expenses as set forth in **Exhibit B**, and the Recipient's satisfaction of the requirements contained in Section 1 above. To receive an incentive payment, the Recipient must petition the Executive Director at least forty-five (45) days before the expiration of the Term.

(2) The Recipient shall supply whatever additional information the City requests in order to substantiate the Recipient's petition for incentive payments. The City may withhold incentive payments for which it has been petitioned by the Recipient if it reasonably determines that the

petition is not substantiated by the supporting documentation submitted by the Recipient. Such determination shall be provided to the Recipient in writing and shall be appealable to the Executive Director.

(3) Upon receipt of documentation satisfying the requirements of this Section 2.c., the City shall verify the Recipient's petition and issue proper incentive payment consistent with the City's Prompt Payment Ordinance, D.R.M.C. §§ 20-107-118.

4. **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 Recipient's performance pursuant to this Agreement, provision of any goods or services to the City, and any other transactions related to this Agreement. Recipient 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 the 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 Recipient to make disclosures in violation of state or federal privacy laws. Recipient shall at all times comply with D.R.M.C. 20-276.

5. **WHEN RIGHTS AND REMEDIES NOT WAIVED.** In no event will any payment or other action by the City constitute or be construed to be a waiver by the City of any breach of covenant or default that may then exist on the part of the Recipient. No payment, other action, or inaction by the City when any breach or default exists will impair or prejudice any right or remedy available to it with respect to any breach or default. No assent, expressed or implied, to any breach of any term of the Agreement constitutes a waiver of any other breach.

6. **ASSIGNMENT AND SUBCONTRACTING.** The City is not obligated or liable under this Agreement to any party other than the Recipient. The Contractor shall not assign or subcontract with respect to any of its rights, benefits, obligations or duties under this Agreement except upon prior written consent and approval of the City.

7. **INSURANCE.**

a. **General Conditions:** The Recipient 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 Recipient shall keep the required insurance coverage in force at all times

during the term of the Agreement, including any extension thereof, and during any warranty period. 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. Each policy shall require notification to the City in the event any of the required policies be 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 Recipient 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. The Recipient 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 Recipient. The Recipient 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 Recipient may not commence services or work relating to this Agreement prior to placement of coverages required under this Agreement. The Recipient certifies that the certificate of insurance attached as **Exhibit C**, preferably an ACORD form, complies with all insurance requirements of this Agreement. The City requests that the City’s contract number be referenced on the certificate of insurance. 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 Recipient’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 require additional proof of insurance, including but not limited to policies and endorsements.

**c. Additional Insureds:** For Commercial General Liability, Auto Liability and Excess Liability/Umbrella (if required), the Recipient and subcontractor’s insurer(s) shall include 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, the Recipient’s insurer shall waive subrogation rights against the City.

**e. Subcontractors and Subconsultants:** The Recipient 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 Recipient and appropriate to their respective primary business risks considering the nature and scope of services provided.

**f. Workers' Compensation and Employer's Liability Insurance:** The Recipient 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 Recipient shall maintain a Commercial General Liability insurance policy with minimum limits of \$1,000,000 for each bodily injury and property damage occurrence, \$2,000,000 products and completed operations aggregate (if applicable), and \$2,000,000 policy aggregate.

**h. Automobile Liability:** The Recipient shall maintain Automobile Liability 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.

**8. DEFENSE AND INDEMNIFICATION:**

**a.** The Recipient 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 relating to the work performed under this Agreement ("Claims"), unless such Claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of the Recipient or its subcontractors either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City.

**b.** The Recipient's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether Claimant has filed suit on the Claim. The Recipient's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.

**c.** The Recipient will defend any and all Claims which may be brought or threatened against City and will pay on behalf of 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 City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.

d. Insurance coverage requirements specified in this Agreement shall in no way lessen or limit the liability of the Recipient under the terms of this indemnification obligation. The Recipient 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.

9. **COLORADO GOVERNMENTAL IMMUNITY ACT.** In relation to the Agreement, 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, C.R.S. § 24-10-101, et seq.

10. **TAXES, CHARGES AND PENALTIES:** The City is not liable for the payment of taxes, late charges or penalties of any nature, except for any additional amounts that the City may be required to pay under the City's prompt payment ordinance D.R.M.C. § 20-107, et seq. The Recipient shall promptly pay when due, all taxes, bills, debts and obligations it incurs from installing DERs at the Building and shall not allow any lien, mortgage, judgment or execution to be filed against City property.

11. **INUREMENT:** The rights and obligations of the Parties to the Agreement inure to the benefit of and shall be binding upon the Parties and their respective successors and assigns, provided assignments are consented to in accordance with the terms of the Agreement.

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

13. **AGREEMENT AS COMPLETE INTEGRATION-AMENDMENTS.** This Agreement is intended as the complete integration of all understandings between the Parties. No prior, contemporaneous or subsequent addition, deletion, or other amendment hereto shall have any force or effect, unless embodied herein in writing, and executed in the same manner as this Agreement.

14. **GOVERNING LAW; VENUE.** The Agreement will 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 into the Agreement. Unless otherwise specified, any reference to statutes, laws, regulations, charter or code provisions, ordinances, executive orders, or related memoranda, includes amendments or supplements to same. Venue for any legal action relating to the Agreement will be in the

District Court of the State of Colorado, Second Judicial District (Denver District Court).

**15. LEGAL AUTHORITY.**

a. The Recipient lacks any authority to bind the City on any contractual matters. Final approval of all contractual matters that purport to obligate the City must be executed by the City in accordance with the City's Charter and the Denver Revised Municipal Code.

b. The Recipient represents and warrants that it possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to enter into this Agreement.

c. The person or persons signing and executing this Agreement on behalf of the Recipient do hereby represent and warrant that he/she or they have been fully authorized by the Recipient to execute this Agreement on behalf of the Recipient and to validly and legally bind the Recipient to all the terms, performances and provisions herein set forth.

d. The City shall have the right, at its option, to temporarily suspend or permanently terminate this Agreement, if there is a dispute that the legal authority of either the Recipient or the person signing this Agreement on the Recipient's behalf is not sufficient to enter into this Agreement. The City shall not be obligated to the Recipient for any performance of the provisions of this Agreement in the event that the City has suspended or terminated this Agreement as provided in this Section.

**16. NO THIRD PARTY BENEFICIARY.** Enforcement of the terms of this Agreement and all rights of action relating to enforcement are strictly reserved to the parties. Nothing contained in this Agreement gives or allows any claim or right of action to any third person or entity. Any person or entity other than the City or the Recipient receiving services or benefits pursuant to this Agreement is an incidental beneficiary only.

**17. SEVERABILITY.** Except for the provisions of the Agreement requiring appropriation of funds and limiting the total amount payable by the City, if a court of competent jurisdiction finds any provision of the Agreement or any portion of it to be invalid, illegal, or unenforceable, the validity of the remaining portions or provisions will not be affected, if the intent of the Parties can be fulfilled.

**18. CONFLICT OF INTEREST.**

a. No employee of the City shall have any personal or beneficial interest in the services or property described in the Agreement. The Recipient shall not hire, or contract for services with, any employee or officer of the City that 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 Recipient shall not engage in any transaction, activity or conduct that would result in a conflict of interest under the Agreement. The Recipient represents that it 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 Recipient by placing the Recipient's own interests, or the interests of any party with whom the Recipient has a contractual arrangement, in conflict with those of the City. The City, in its sole discretion, will determine the existence of a conflict of interest and may terminate the Agreement if it determines a conflict exists, after it has given the Recipient written notice describing the conflict.

**19. ELECTRONIC SIGNATURES AND ELECTRONIC RECORDS.** The Recipient 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 this 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.

**20. COMPLIANCE WITH ALL LAWS.** The Recipient shall perform or cause to be performed all services in full compliance with all applicable laws, rules, regulations and codes of the United States, the State of Colorado; and with the Charter, ordinances, rules, regulations and Executive Orders of the City and County of Denver.

**21. NOTICES.** All notices required by the terms of this Agreement must be hand delivered, sent by overnight courier service, mailed by certified mail, return receipt requested, or mailed via United States mail, postage prepaid, if to the Recipient at the address first above written, and if to the City at:

Executive Director of the Office of Climate Action, Sustainability & Resiliency or Designee  
201 West Colfax Avenue, Dept. 704  
Denver, Colorado 80202

With a copy of any such notice to:

Denver City Attorney's Office  
1437 Bannock St., Room 353  
Denver, Colorado 80202

Notices hand delivered or sent by overnight courier are effective upon delivery. Notices sent by certified mail are effective upon receipt. Notices sent by mail are effective upon deposit with the U.S. Postal Service. The Parties may designate substitute addresses where or persons to whom notices are to be mailed or delivered. However, these substitutions will not become effective until actual receipt of written notification.

**22. DISPUTES.** All disputes between the City and the Recipient arising out of or regarding



the Agreement will be resolved by administrative hearing pursuant to the procedure established by D.R.M.C. § 56-106(b)-(f). For the purposes of that administrative procedure, the City official rendering a final determination shall be the Executive Director as defined in this Agreement.

**23. NO CONSTRUCTION AGAINST DRAFTING PARTY.** The Parties and their respective counsel have had the opportunity to review the Agreement, and the Agreement will not be construed against any party merely because any provisions of the Agreement were prepared by a particular party.

**24. ORDER OF PRECEDENCE.** In the event of any conflicts between the language of the Agreement and the exhibits, the language of the Agreement controls.

**25. SURVIVAL OF CERTAIN PROVISIONS.** The terms of the Agreement and any exhibits and attachments that by reasonable implication contemplate continued performance, rights, or compliance beyond expiration or termination of the Agreement survive the Agreement and will continue to be enforceable. Without limiting the generality of this provision, the Recipient's obligations to provide insurance and to indemnify the City will 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.

**26. ADVERTISING AND PUBLIC DISCLOSURE.** The Recipient shall not include any reference to the Agreement or to incentives paid pursuant to the Agreement in any of the Recipient's advertising or public relations materials without first obtaining the written approval of the Executive Director. Any oral presentation or written materials related to services performed under the Agreement will be limited to services that have been accepted by the City. The Recipient shall notify the Executive Director in advance of the date and time of any presentation. Nothing in this provision precludes the transmittal of any information to City officials.

**27. CITY EXECUTION OF AGREEMENT.** The Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

**28. AGREEMENT AS COMPLETE INTEGRATION-AMENDMENTS.** The Agreement is the complete integration of all understandings between the Parties as to the subject matter of the Agreement. No prior, contemporaneous or subsequent addition, deletion, or other modification has any force or effect, unless embodied in the Agreement in writing. No oral representation by any officer or employee of the City at variance with the terms of the Agreement or any written amendment to the Agreement will have any force or effect or bind the City.

**29. ELECTRONIC SIGNATURES AND ELECTRONIC RECORDS:** Recipient consents to the use of electronic signatures by the City. The Agreement, and any other documents requiring a

signature under the Agreement, 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 the 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.

**List of Exhibits**

**Exhibit A** – Scope of Work.

**Exhibit B** – Budget.

**Exhibit C** – Insurance Certificate.

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**Contract Control Number:** CASR-202371527-00  
**Contractor Name:** JEWISH FAMILY SERVICE OF COLORADO, 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:

\_\_\_\_\_

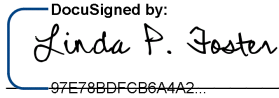
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By:

\_\_\_\_\_

**Contract Control Number:**  
**Contractor Name:**

CASR-202371527-00  
JEWISH FAMILY SERVICE OF COLORADO, INC.

By:   
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Name: Linda P. Foster  
(please print)

Title: President and CEO  
(please print)

ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)

## Renewables and Resilience Incentive Program for Human Service Providers

### EXHIBIT A – SCOPE OF WORK

#### 1. Summary

The City has established the goal of reducing the electricity-associated greenhouse gas emissions from each human service provider (“HSP”) funded by this program by at least 20% as compared to the emissions of the estimated average annual operations without the investments provided by this program. The City intends to meet this goal by offering a financial incentive encouraging HSPs to install distributed energy resources (“DER”) such as solar, battery storage system, and EV charging equipment.

The City has selected Jewish Family Service (“Recipient”), a Colorado Nonprofit Organization, as a recipient of a financial incentive for a DER Project installation at 3201 S Tamarac Dr, Denver, CO 80231.

#### 2. PROJECT DESCRIPTION

**2.1. System.** Recipient will oversee the installation of the following DER infrastructure (collectively referred to as the “System”).

**2.1.1. Solar PV.** The Project consists of the installation of approximately 167.2 (kW-dc) of solar photovoltaics.

**2.1.2.** The City may consider and approve changes to the System that meet or advance the intent of the Project to optimally deploy renewable energy and EV charging equipment for the Recipient.

**2.2. Responsibilities.** Recipient shall be responsible for the completion of the work and to provide required documentation to the City as specified herein. Recipient will own and maintain all improvements and a contractor will be hired to complete the Work.

**2.2.1.** Recipient agrees to cooperate with the City to submit applications for supportive funding and/or resources from relevant sources including but not limited to utility and grant programs.

**2.2.2.** Enacted by the Inflation Reduction Act of 2022, § 6417 of the Internal Revenue Code allows applicable entities to elect to receive certain tax credits, including but not limited to the clean electricity investment credit determined under § 48E as a direct payment. Recipient agrees to cooperate with the City to submit an application pursuant to § 6417 for direct payment, adhering to all applicable guidance and deadlines imposed by the Treasury Department and Internal Revenue Service. If for some reason an application is not possible, Recipient must receive written confirmation from the City waiving this requirement.

**2.2.3.** Recipient agrees to participate in and receive rebates from applicable Xcel Energy electric vehicle supply infrastructure and Solar\*Rewards programs. If

## Renewables and Resilience Incentive Program for Human Service Providers

for some reason program participation is not possible, Recipient must receive written confirmation from the City waiving this requirement.

**2.2.4.** A contract for the purchase or acquisition of materials, equipment, or vehicles shall be awarded by Recipient to a qualified vendor or firm.

**2.2.5.** During a period of ten (10) years following the date of closeout of the Project by the City, the Recipient may not change the ownership of the equipment. If the Recipient decides to change the ownership of the equipment to an entity which the City determines does not qualify in meeting the original intent of the Project, the Recipient must reimburse to the City an amount equal to the current fair market value of the equipment, less any portion of the value attributable to expenditures of non-City funds for acquisition of and improvements to, the equipment. At the end of the ten (10) year period following the date of completion and thereafter, no City restrictions on ownership of the equipment shall be in effect.

### 3. DEFINITIONS

**3.1.** “Commenced Installation” shall be defined as Project materials being delivered on-site and work of a physical nature has begun.

**3.2.** “Commercial Operation” Commercial Operation is achieved when: (a) 100% of the nameplate capacity of the System is installed; (b) the System has operated without experiencing any abnormal or unsafe operating conditions; (c) all permits necessary to authorize the production and, if applicable, delivery to Xcel Energy of photovoltaic energy generated by the System have been obtained; (d) the System has been interconnected with Xcel Energy’s electric distribution system; and (e) the System is authorized to operate by Xcel Energy.

**3.3.** “Mechanical Completion” means the system is mechanically assembled.

**3.4.** “Permit” means any license, approval, consent, permit, authorization, registration, notification, waiver, exemption, variance, franchise or similar order from any Authority Having Jurisdiction.

**3.5.** “System” shall be defined as the DER infrastructure described in section 2 of this scope of work.

**3.6.** “Substantial Completion” means the work is sufficiently complete in accordance with the Agreement so it can be utilized for its intended purpose without undue interference. The Recipient has provided the City with proof of passed inspection(s).

### 4. DELIVERABLES

**4.1. Outcome.** The final outcome of this Agreement is completed installation of the System.

## Renewables and Resilience Incentive Program for Human Service Providers

**4.2. Performance Measures.** Recipient shall comply with the following performance measures:

<b>Performance Measure/Recipient will:</b>	<b>By:</b>
Award and finalize subcontract(s).	Within 90 days after the Effective Date of this Agreement.
Submit Milestone Payment Requests and Project Status Reports	See §4.3 below
Submit Project Final Report	Within 24 months after the Effective Date of this Agreement

**4.3. Installation Progress Payments and Project Status Reports.** The Recipient shall submit invoices setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Invoices and Project status reports are due within 30 days of the attainment of each milestone but may be submitted more frequently at the discretion of the Recipient. The City shall pay the Recipient upon the achievement of the Milestones per the following milestone payment schedule:

<b>Milestone:</b>	<b>% of Award Value:</b>
Permits Received	25%
Commenced Installation	35%
Mechanical Completion	25%
Substantial Completion	10%
Final Acceptance/Commercial Operation	5%

**4.4. Recapture of Advanced Funds.** To maximize the use of City funds, the City shall evaluate Recipient's expenditure of the incentive funds for timeliness and compliance with the terms of this Agreement. The City reserves the right to recapture advanced incentive funds when Recipient has not or is not complying with the terms of this Agreement.

**4.4.1.** If upon completion the Total Project Cost ("Completed Project Cost") is less than the Award Value, City shall reduce the Final Acceptance payment accordingly. Recipient shall refund to the City any awarded amount in excess of the Completed Project Cost.

**4.4.2.** Upon receipt of direct payment pursuant to § 6417 of the Internal Revenue Code, Recipient shall first refund their own organization for any organizational funds spent on the Project. Any remaining funds will be refunded to the City.

**4.5. City Acknowledgement.** The Recipient agrees to acknowledge the City and more specifically the Office of Climate Action, Sustainability, and Resiliency and the

## Renewables and Resilience Incentive Program for Human Service Providers

Climate Protection Fund in any and all materials or events designed to promote or educate the public about the work and the Project, including but not limited to: press releases, newspaper articles, op-ed pieces, press conferences, presentations and brochures/pamphlets.

### 5. ADMINISTRATIVE REQUIREMENTS

**5.1. Reporting.** Recipient shall submit the following reports to the City. The City may withhold payment(s) if such reports are not submitted timely.

**5.1.1.** Project Status Reports shall be submitted to the City in accordance with §4.3 of this Exhibit.

**5.1.2.** Within 90 days after the completion of the Project, Recipient shall submit the final Pay Request and Status Report to the City. The final Project Status Report should include the Community Engagement and Workforce Program Assessment in accordance with §6.3 of this Exhibit.

**5.2. Monitoring.** City shall monitor this work on an as-needed basis. The City may choose to audit the records for activities performed under this Agreement. Recipient shall maintain a complete file of all records, documents, communications, notes and other written materials or electronic media, files or communications, which pertain in any manner to the operation of activities undertaken pursuant to an executed Agreement. Such books and records shall contain documentation of the Recipient's pertinent activity under this Agreement in accordance with generally accepted accounting principles.

**5.2.1.** Recipient shall monitor its subcontractors, if any, during the term of this Agreement. Results of such monitoring shall be documented by Recipient and maintained on file.

**5.2.2.** Copies of any and all contracts entered into by the Recipient in order to accomplish this Project shall be submitted to the City upon request, and any and all contracts entered into by the Recipient or any of its subcontractors shall comply with all applicable federal and state laws and shall be governed by the laws of the State of Colorado.

### **5.3. System Performance and Building Energy Data.**

**5.3.1.** Recipient is required to complete an "Xcel Energy: Consent to Disclose Utility Customer Data" form for the timeframe associated with the 5 years prior to and after equipment installation.

**5.3.2.** Recipient is required to provide data and information upon request to demonstrate the efficacy of the System and/or to inform an assessment of greenhouse gas reduction at the building.



## Renewables and Resilience Incentive Program for Human Service Providers

### 6. COMMUNITY ENGAGEMENT PLAN

During the construction phase of the Project, the Recipient will provide community engagement that includes, but is not limited to:

- 6.1. Community Engagement.** The Recipient will support the City with stakeholder engagement as relevant to communicate the benefits of the Project and City programs to local residents and community-members served by the Recipient.
- 6.2. Community Engagement Assessment.** Recipient will include a community engagement assessment in the final Project Status Report that details all community engagement activities.

### 7. WORKFORCE PLAN

During the construction phase of the Project, the Recipient is eligible for up to \$50,000.00 from CASR's Green Workforce Program to reimburse up to 100% of the costs associated with providing paid training to under-resourced individuals or trainees of an approved green workforce training providers.

- 7.1. APPROVED GREEN WORKFORCE TRAINING PROVIDERS.** To facilitate the paid training, we suggest the recipient sub-contract with (a) a contractor with a, or a sponsor of, a registered electrical/solar technician apprenticeship, or (b) an approved green workforce training program.

#### 7.1.1. List of Approved Green Workforce Training Programs:

- GRID Alternatives
- Mile High Youth Corps Energy & Water Program
- WORKNOW
- Denver Public Schools: Renewable Energy Academy
- Groundwork Denver Green Infrastructure Training Program.

#### 7.2. REIMBURSEABLE GREEN WORKFORCE COSTS.

- \$20-25/hour training stipend, per trainee
- \$150 per trainee to provide wrap around services like transportation or training equipment
- \$100 per trainee for technical training fees (i.e. industry recognized credentials)
- 20% of administrative costs to support implement the training

- 7.3. PROJECT PROPOSAL AND APPROVAL.** Interested recipients will submit a project and budget proposal to Green Workforce Program Manager [jessmine.anderson@denvergov.org](mailto:jessmine.anderson@denvergov.org) for approval. We're here to support, engage, and co-create workforce programming. Recipient should reach out with questions. Project plans must: (1) describe method to provide paid training during install, including name and contact information of sub-contractors; (2) use provided budget template with proposal submission.

## Renewables and Resilience Incentive Program for Human Service Providers

- 7.4. GREEN WORKFORCE PROJECT EVALUATION.** Recipient will complete a Green Workforce Project Evaluation Report within three months of project completion that details the number and type of training opportunities provided, hours of training, few demographic data, credentials received, supportive services provided, photos/testimonials, and outcomes.

## Renewables and Resilience Incentive Program for Human Service Providers

**EXHIBIT B – BUDGET & INVOICING**

- 1. Budget.** The City will award up to \$540,000 (“Maximum Contract Amount”) to the Recipient. Up to \$490,000 will be awarded for documented costs of the Building’s DER installation as further detailed in this Exhibit. If approved, up to \$50,000 will be awarded for documented costs of providing hands-on training during construction.
- 1.1. Activities for the Award are set forth in Exhibit A, Scope of Work (“SOW”)
- 1.2. Recipient confirms that prices quoted for the defined SOW and timeline shown in §3 of this Exhibit of \$489,896 (“Award”) are firm and fixed, provided that the project is able to move forward in a timely manner. Significant delays in the project moving forward may require adjustments to account for fluctuations in the availability and price of solar components.
- 1.3. Recipient may increase the total project cost or contribute to the project “Other Funds” (e.g., non-City award) secured and provided by the Recipient and such change does not require an amendment. City will verify the Recipient’s contribution of Other Funds and compliance with this section at Project Closeout.
- 1.3.1. Project Cost Breakdown:
- DER Installation Costs: \$489,896
  - Workforce: \$50,000
  - Additional Services/Expenses: \$104
  - Maximum Contract Amount: \$540,000
- 2. Installation Progress Payments and Project Status Reports.** The Recipient shall submit invoices setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Invoices and project status reports are due within 30 days of the attainment of each milestone but may be submitted more frequently at the discretion of the Recipient. Line items for Contingency costs will be delineated separately from the Milestone payment schedule. The City shall pay the Recipient upon the achievement of the Milestones per the following milestone payment schedule:

<b>Milestone:</b>	<b>% of Award Value:</b>	<b>Expected Milestone Payment</b>
Permits Received	25%	\$122,474.00
Commenced Installation	35%	\$171,463.60
Mechanical Completion	25%	\$122,474.00
Substantial Completion	10%	\$48,989.60
Final Acceptance/ Commercial Operation	5%	\$24,494.80

## Renewables and Resilience Incentive Program for Human Service Providers

Invoices for Green Workforce Training may be submitted separately from construction invoices, and in a cadence agreed upon by the Recipient and the Green Workforce Program Manager.

2.1. **Recapture of Advanced Funds.** To maximize the use of City funds, the City shall evaluate Recipient's expenditure of the incentive funds for timeliness and compliance with the terms of this Agreement. The City reserves the right to recapture advanced incentive funds when Recipient has not or is not complying with the terms of this Agreement.

2.1.1. If upon completion the project cost is less than the Award Value, City shall reduce the Final Acceptance payment accordingly. Recipient shall refund to the City any awarded amount in excess of the completed project cost.

2.1.2. Upon receipt of direct payment pursuant to § 6417 of the Internal Revenue Code, Recipient shall first refund their own organization for any organizational funds spent on the Project. Any remaining funds will be refunded to the City.

### 3. Project Quote



August 3, 2023

#### Jewish Family Services

Project Name: JFS Building  
Project Address: 3201 S. Tamarac Dr, Denver, CO 80231

#### System & Cost Summary

##### PV System Details

Project Total: \$ 489,896		
Proposed System Size (DC-STC nameplate):	167.20 (kW DC)	Cost per Watt (DC-STC): \$ 2.93
Proposed System Size (CEC-AC nameplate):	150.00 (kW AC)	Cost per Watt (CEC-AC): \$ 3.27
Estimated Annual Production:	273,244 kWh	<b>PV Equipment:</b> Modules: Solar4America S4A550-144MH10 Inverters: CPS SCA50KTL-DO
Historical Annual Usage:	294,880 kWh	
Load Reduction:	92.66 %	

##### Project Cost Details

Cost Category	Cost	Cost/W	Notes:
<b>Equipment &amp; Materials</b>			
Modules:	\$ 118,712	\$ 0.71	
Inverters:	\$ 26,752	\$ 0.16	
Mechanical BOS:	\$ 48,488	\$ 0.29	
Electrical BOS:	\$ 93,632	\$ 0.56	
Shipping:	\$ 5,016	\$ 0.03	
<b>Total Equipment &amp; Materials</b>	<b>\$ 292,600</b>	<b>\$ 1.75</b>	
<b>Labor &amp; Fees</b>			
Project Labor:	\$ 107,008	\$ 0.64	
Travel, Lodging & Meals:	\$ -	\$ -	
Construction Equipment:	\$ 11,704	\$ 0.07	
Permitting & Intertie Fees:	\$ 21,736	\$ 0.13	
Professional Services:	\$ 16,720	\$ 0.10	
EPC Admin/Overhead:	\$ 40,128	\$ 0.24	
<b>Total Labor &amp; Fees</b>	<b>\$ 197,296</b>	<b>\$ 1.18</b>	
<b>Total Project Cost</b>	<b>\$ 489,896</b>	<b>\$ 2.93</b>	

## Renewables and Resilience Incentive Program for Human Service Providers

**4. Example Budget Table – Workforce Funding Only**

*The budget for the proposed Scope of Work should not exceed \$50,000 over the construction phase. Please use the provided budget template with your proposal submission:*

**BUDGET TEMPLATE**

<b>Administrative Support Staff (List titles not names)</b>	<b>Description of Duties</b>	<b>Hourly Rate / Salary (Include fringe in salary estimates)</b>	<b>Staff Cost to Project (20% reimbursable)</b>
<b>Program Costs</b>	<b>Description</b>		<b>Cost to Project</b>
Training Stipends	Include # trainees and # training hours to project		
Wrap-around services			
Technical Training Costs			
<b>Other Costs</b>	<b>Description</b>		<b>Cost to Project</b>
<b>Total Proposed Budget</b>			<b>\$</b>

*Note: The City is not liable for any costs or expenses arising out of preparation of this proposal and if selected, may not include any of these costs or expenses as part of its fee, rates, or charges for performing work under the Contract.*



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/27/2023

**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).**

<b>PRODUCER</b> IMA, Inc. - Colorado 1705 17th Street, Suite 100 Denver CO 80202	<b>CONTACT NAME:</b> IMA Denver Team	
	<b>PHONE (A/C, No, Ext):</b> 303-534-4567	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b> DenAccountTechs@imacorp.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> StarNet Insurance Company		40045
<b>INSURER B :</b> *Pinnacol Assurance		41190
<b>INSURER C :</b>		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 440563152 **REVISION NUMBER:**

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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			HHN853044211	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			HHN853044211	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			HHN853044211	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			4045488	7/1/2023	7/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Abuse & Molestation			HHN853044211	7/1/2023	7/1/2024	Each Occurrence \$1,000,000 Aggregate \$3,000,000

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

Professional Liability Coverage: Policy #HHN853044211  
 Effective Dates: 7/1/2023-7/1/2024 Insurer A: See Above  
 \$1,000,000 Each Occurrence; \$3,000,000 Aggregate

Crime Coverage: Policy #PHSD1806935  
 Effective Dates: 7/1/2023-7/1/2024 Insurer: Philadelphia Indemnity Insurance Company  
 \$1,000,000 Employee Dishonesty & Theft Limit; \$250,000 Depositors Forgery Limit

**CERTIFICATE HOLDER**

**CANCELLATION**

City and County of Denver Office of Climate Action, Sustainability, and Resiliency 101 W. Colfax Ave. Suite 800 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 