



RESOLUTION No. 21-539

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A CONTRACT BETWEEN THE COUNTY OF NEVADA AND ROBERT D. NIEHAUS (RDN) PERTAINING TO EXECUTION OF AN INDEPENDENT ECONOMIC IMPACT ANALYSIS OF THE PROPOSED IDAHO-MARYLAND MINE IN NEVADA COUNTY, FOR A MAXIMUM AMOUNT OF \$80,000.00, FOR THE PERIOD OF DECEMBER 14, 2021 THROUGH JUNE 30, 2022, AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE CONTRACT AND DIRECTING THE AUDITOR-CONTROLLER TO AMEND THE COUNTY EXECUTIVE OFFICE BUDGET FOR FISCAL YEAR 2021/22 (4/5 AFFIRMATIVE VOTE REQUIRED)

WHEREAS, the applicant Rise Grass Valley, has submitted a combined application for a Conditional Use Permit and Reclamation Plan with a Rezone, Variance, Lot Line Adjustment and Seven Management Plans (PLN19-0176, CUP19-0014, RZN19-0002, MGT19-0039, MGT19-0040, MGT20-0009, MGT20-0010, MGT20-0011, MGT20-0012, MGT20-0013, LLA20-0006, VAR19-0003, EIR19-0001) to reinstate underground mining and gold mineralization processing at the Idaho-Maryland Mine, which requires an assessment of the potential impacts to the environment (collectively “the proposed Project”); and

WHEREAS, the County Board of Supervisors desires an independent assessment of the economic and fiscal benefits and impacts that could arise as a result of the proposed Project; and

WHEREAS, the County issued a Request for Proposals (RFP) on September 2, 2021 for a consultant to provide an Economic Impact Study for the proposed Project and the County received 5 responses to the RFP on October 8, 2021; and

WHEREAS, upon review of qualifications and consultant interviews, the County has selected Robert D. Niehaus (RDN) as the most qualified consultant to conduct the economic impact study.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the Personal Services Contract between the County of Nevada and Robert D. Niehaus pertaining to preparing an Economic Impact Study related to the Idaho-Maryland Mine proposed Project, in the amount of \$80,000.00, for the contract term of December 14, 2021 through June 30, 2022, is hereby approved in substantially the form attached hereto, and that the Chair of the Board of Supervisors be authorized to execute the Contract on behalf of the County of Nevada, and directs the Auditor-Controller to release \$80,000 from the Unassigned General Fund and to amend the County Executive Office Fiscal Year 2021/22 Budget as follows:

Increase:
0101-10103-271-1000 / 521520: \$80,000

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 14th day of December, 2021, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 



Dan Miller, Chair

12/14/2021 cc: CEO*
AC*(hold)

2/7/2022 cc: CEO*
AC*(release)

Administering Agency: Nevada County CEO
Contract No. BFS21539
Contract Description: **Economic Impact Study of Proposed Mining Activity**

PROFESSIONAL SERVICES CONTRACT

THIS PROFESSIONAL SERVICES CONTRACT ("Contract") is made at Nevada City, California, as of December 14, 2021 by and between the County of Nevada, ("County"), and Robert D. Niehaus, Inc. aka "RDN" ("Contractor"), who agree as follows:

1. **Services** Subject to the terms and conditions set forth in this Contract, Contractor shall provide the services described in Exhibit A. Contractor shall provide said services at the time, place, and in the manner specified in Exhibit A.
2. **Payment** County shall pay Contractor for services rendered pursuant to this Contract at the time and in the amount set forth in Exhibit B. The payments specified in Exhibit B shall be the only payment made to Contractor for services rendered pursuant to this Contract. Contractor shall submit all billings for said services to County in the manner specified in Exhibit B; or, if no manner be specified in Exhibit B, then according to the usual and customary procedures which Contractor uses for billing clients similar to County. **The amount of the base contract shall not exceed Seventy Thousand Dollars (\$70,000), with a contingency of Ten Thousand Dollars (\$10,000) available for additional services (see Exhibit A) as authorized by the County.**
3. **Term** This Contract shall commence on, 12/14/2021. All services required to be provided by this Contract shall be completed and ready for acceptance no later than the **Contract Termination Date** of: 6/30/2022.
4. **Facilities, Equipment and Other Materials** Contractor shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Contract.
5. **Exhibits** All exhibits referred to herein and attached hereto are incorporated herein by this reference.
6. **Electronic Signatures** The parties acknowledge and agree that this Contract may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.
7. **Time for Performance** Time is of the essence. Failure of Contractor to perform any services within the time limits set forth in Exhibit A, or elsewhere in this Contract, shall constitute material breach of this contract. Contractor shall devote such time to the performance of services

pursuant to this Contract as may be reasonably necessary for the satisfactory performance of Contractor's obligations pursuant to this Contract. Neither party shall be considered in default of this Contract to the extent performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of the party.

8. **Liquidated Damages**

Liquidated Damages are presented as an estimate of an intangible loss to the County. It is a provision that allows for the payment of a specified sum should Contractor be in breach of contract. Liquidated Damages shall apply shall not apply to this contract. Liquidated Damages applicable to this contract are incorporated in Exhibit E, attached hereto.

9. **Relationship of Parties**

9.1. **Independent Contractor** In providing services herein, Contractor, and the agents and employees thereof, shall work in an independent capacity and as an independent contractor and not as agents or employees of County. Contractor acknowledges that it customarily engages independently in the trade, occupation, or business as that involved in the work required herein. Further, the Parties agree that Contractor shall perform the work required herein free from the control and direction of County, and that the nature of the work is outside the usual course of the County's business. In performing the work required herein, Contractor shall not be entitled to any employment benefits, Workers' Compensation, or other programs afforded to County employees. Contractor shall hold County harmless and indemnify County against such claim by its agents or employees. County makes no representation as to the effect of this independent contractor relationship on Contractor's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Contractor specifically assumes the responsibility for making such determination. Contractor shall be responsible for all reports and obligations including but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation and other applicable federal and state taxes.

9.2. **No Agent Authority** Contractor shall have no power to incur any debt, obligation, or liability on behalf of County or otherwise to act on behalf of County as an agent. Neither County nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Contract. Contractor shall not represent that it is, or that any of its agents or employees are, in any manner employees of the County.

9.3. **Indemnification of CalPERS Determination** In the event that Contractor or any employee, agent, or subcontractor of Contractor providing service under this Contract or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the County, Contractor shall indemnify, defend, and hold harmless County for all payments on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County.

10. **Assignment and Subcontracting** Except as specifically provided herein, the rights, responsibilities, duties and Services to be performed under this Contract are personal to the Contractor and may not be transferred, subcontracted, or assigned without the prior written

consent of County. Contractor shall not substitute or replace any personnel for those specifically named herein or in its proposal without the prior written consent of County.

Contractor shall cause and require each transferee, subcontractor, and assignee to comply with the insurance provisions set forth herein, to the extent such insurance provisions are required of Contractor under this Contract. Failure of Contractor to so cause and require such compliance by each transferee, subcontractor, and assignee shall constitute a Material Breach of this Contract, and, in addition to any other remedy available at law or otherwise, shall serve as a basis upon which County may elect to suspend payments hereunder, or terminate this Contract, or both.

11. **Licenses, Permits, Etc.** Contractor represents and warrants to County that Contractor shall, at its sole cost and expense, obtain or keep in effect at all times during the term of this Contract, any licenses, permits, and approvals which are legally required for Contractor to practice its profession at the time the services are performed.

12. **Hold Harmless and Indemnification Contract** To the fullest extent permitted by law, each Party (the "Indemnifying Party") hereby agrees to protect, defend, indemnify, and hold the other Party (the "Indemnified Party"), its officers, agents, employees, and volunteers, free and harmless from any and all losses, claims, liens, demands, and causes of action of every kind and character resulting from the Indemnifying Party's negligent act, willful misconduct, or error or omission, including, but not limited to, the amounts of judgments, penalties, interest, court costs, legal fees, and all other expenses incurred by the Indemnified Party arising in favor of any party, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the Indemnified Party) and without limitation, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of, the Contract. The Indemnifying Party agrees to investigate, handle, respond to, provide defense for, and defend any such claims, demand, or suit at the sole expense of the Indemnifying Party, using legal counsel approved in writing by Indemnified Party. Indemnifying Party also agrees to bear all other costs and expenses related thereto, even if the claim or claims alleged are groundless, false, or fraudulent. This provision is not intended to create any cause of action in favor of any third party against either Party or to enlarge in any way either Party's liability but is intended solely to provide for indemnification of the Indemnified Party from liability for damages, or injuries to third persons or property, arising from or in connection with Indemnifying Party's performance pursuant to this Contract. This obligation is independent of, and shall not in any way be limited by, the minimum insurance obligations contained in this Contract.

13. **Standard of Performance** Contractor shall perform all services required pursuant to this Contract in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged in the geographical area in which Contractor practices its profession. All products of whatsoever nature which Contractor delivers to County pursuant to this Contract shall be prepared in a substantial first class and workmanlike manner and conform to the standards or quality normally observed by a person practicing in Contractor's profession.

Contractor without additional compensation. Contractor's personnel, when on the County's premises and when accessing the County network remotely, shall comply with the County's

regulations regarding security, remote access, safety and professional conduct, including but not limited to Nevada County Security Policy NCSP-102 Nevada County External User Policy and Account Application regarding data and access security. Contractor personnel will solely utilize the County's privileged access management platform for all remote access support functions, unless other methods are granted in writing by the County's Chief Information Officer or his/her designee.

14. **Prevailing Wage and Apprentices** To the extent made applicable by law, performance of this Contract shall be in conformity with the provisions of California Labor Code, Division 2, Part 7, Chapter 1, commencing with section 1720 relating to prevailing wages which must be paid to workers employed on a public work as defined in Labor Code section 1720, et seq., and shall be in conformity with Title 8 of the California Code of Regulations section 200 et seq., relating to apprenticeship. Where applicable:
 - Contractor shall comply with the provisions thereof at the commencement of Services to be provided herein, and thereafter during the term of this Contract. A breach of the requirements of this section shall be deemed a material breach of this contract. Applicable prevailing wage determinations are available on the California Department of Industrial Relations website at <http://www.dir.ca.gov/OPRL/PWD>.
 - Contractor and all subcontractors must comply with the requirements of Labor Code section 1771.1(a) pertaining to registration of contractors pursuant to section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract.
 - Contracts to which prevailing wage requirements apply are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Each Contractor and subcontractor must furnish certified payroll records to the Labor Commissioner at least monthly.
 - The County is required to provide notice to the Department of Industrial Relations of any public work contract subject to prevailing wages within five (5) days of award.
15. **Accessibility** It is the policy of the County of Nevada that all County services, programs, meetings, activities and facilities shall be accessible to all persons, and shall comply with the provisions of the Americans With Disabilities Act and Title 24, California Code of Regulations. To the extent this Contract shall call for Contractor to provide County contracted services directly to the public, Contractor shall certify that said direct Services are and shall be accessible to all persons.
16. **Nondiscriminatory Employment** Contractor shall not discriminate in its employment practices because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, sex or sexual orientation in contravention of the California Fair Employment and Housing Act, Government Code section 12900 et seq.
17. **Drug-Free Workplace** Senate Bill 1120, (Chapter 1170, Statutes of 1990), requires recipients of state grants to maintain a "drug-free workplace". Every person or organization awarded a contract for the procurement of any property or services shall certify as required under Government Code Section 8355-8357 that it will provide a drug-free workplace.

18. **Political Activities** Contractor shall in no instance expend funds or use resources derived from this Contract on any political activities.

19. **Financial, Statistical and Contract-Related Records:**

19.1. **Books and Records** Contractor shall maintain statistical records and submit reports as required by County. Contractor shall also maintain accounting and administrative books and records, program procedures and documentation relating to licensure and accreditation as they pertain to this Contract. All such financial, statistical and contract-related records shall be retained for five (5) years or until program review findings and/or audit findings are resolved, whichever is later. Such records shall include but not be limited to bids and all supporting documents, original entry books, canceled checks, receipts, invoices, payroll records, including subsistence, travel and field expenses, together with a general ledger itemizing all debits and credits.

19.2. **Inspection** Upon reasonable advance notice and during normal business hours or at such other times as may be agreed upon, Contractor shall make all of its books and records available for inspection, examination or copying, to County, or to the State Department of Health Care Services, the Federal Department of Health and Human Services, the Controller General of the United States and to all other authorized federal and state agencies, or their duly authorized representatives.

19.3. **Audit** Contractor shall permit the aforesaid agencies or their duly authorized representatives to audit all books, accounts or records relating to this Contract, and all books, accounts or records of any business entities controlled by Contractor who participated in this Contract in any way. All such records shall be available for inspection by auditors designated by County or State, at reasonable times during normal business hours. Any audit may be conducted on Contractor's premises or, at County's option, Contractor shall provide all books and records within fifteen (15) days upon delivery of written notice from County. Contractor shall promptly refund any moneys erroneously charged and shall be liable for the costs of audit if the audit establishes an over-charge of five percent (5%) or more of the Maximum Contract Price.

20. **Termination**

- A. A Material Breach, as defined pursuant to the terms of this Contract or otherwise, in addition to any other remedy available at law or otherwise, shall serve as a basis upon which County may elect to immediately suspend payments hereunder, or terminate this Contract, or both, without notice.
- B. If Contractor fails to timely provide in any manner the services materials and products required under this Contract, or otherwise fails to promptly comply with the terms of this Contract, or violates any ordinance, regulation or other law which applies to its performance herein, County may terminate this Contract by giving **five (5) calendar days written notice to Contractor**.
- C. Either party may terminate this Contract for any reason, or without cause, by giving **thirty (30) calendar days written notice** to the other, which notice shall be sent by registered mail in conformity with the notice provisions, below. In the event of termination not the fault of the Contractor, the Contractor shall be paid for services performed to the date of termination in accordance with the terms of this Contract. Contractor shall be excused for failure to perform

services herein if such performance is prevented by acts of God, strikes, labor disputes or other forces over which the Contractor has no control.

- D.** County, upon giving **thirty (30) calendar days written notice** to Contractor, shall have the right to terminate its obligations under this Contract at the end of any fiscal year if the County or the State of California, as the case may be, does not appropriate funds sufficient to discharge County's obligations coming due under this contract.

In the event this Contract is terminated:

- 1) Contractor shall deliver copies of all writings prepared by it pursuant to this Contract. The term "writings" shall be construed to mean and include: handwriting, typewriting, printing, photostating, photographing, and every other means of recording upon any tangible thing any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof.
- 2) County shall have full ownership and control of all such writings delivered by Contractor pursuant to this Contract.
- 3) County shall pay Contractor the reasonable value of services rendered by Contractor to the date of termination pursuant to this Contract not to exceed the amount documented by Contractor and approved by County as work accomplished to date; provided, however, that in no event shall any payment hereunder exceed the amount of the Contract specified in Exhibit B, and further provided, however, County shall not in any manner be liable for lost profits which might have been made by Contractor had Contractor completed the services required by this Contract. In this regard, Contractor shall furnish to County such financial information as in the judgment of the County is necessary to determine the reasonable value of the services rendered by Contractor. The foregoing is cumulative and does not affect any right or remedy, which County may have in law or equity.

21. **Intellectual Property** To the extent County provides any of its own original photographs, diagrams, plans, documents, information, reports, computer code and all recordable media together with all copyright interests thereto, not the property of Contractor (herein "Intellectual Property"), which concern or relate to this Contract and which have been prepared by, for or submitted to Contractor by County, shall be the property of County, and upon fifteen (15) days demand therefor, shall be promptly delivered to County without exception.

22. **Waiver** One or more waivers by one party of any major or minor breach or default of any provision, term, condition, or covenant of this Contract shall not operate as a waiver of any subsequent breach or default by the other party.

23. **Conflict of Interest** Contractor certifies that no official or employee of the County, nor any business entity in which an official of the County has an interest, has been employed or retained to solicit or aid in the procuring of this Contract. In addition, Contractor agrees that no such person will be employed in the performance of this Contract unless first agreed to in writing by County. This includes prior Nevada County employment in accordance with County Personnel Code.

24. **Entirety of Contract** This Contract contains the entire Contract of County and Contractor with respect to the subject matter hereof, and no other Contract, statement, or promise made by any party, or to any employee, officer or agent of any party, which is not contained in this Contract, shall be binding or valid.
25. **Alteration** No waiver, alteration, modification, or termination of this Contract shall be valid unless made in writing and signed by all parties, except as expressly provided in Section 19, Termination.
26. **Governing Law and Venue** This Contract is executed and intended to be performed in the State of California, and the laws of that State shall govern its interpretation and effect. The venue for any legal proceedings regarding this Contract shall be the County of Nevada, State of California. Each party waives any Federal court removal and/or original jurisdiction rights it may have.
27. **Compliance with Applicable Laws** Contractor shall comply with any and all federal, state and local laws, codes, ordinances, rules and regulations which relate to, concern or affect the Services to be provided by this Contract.
28. **Additional Contractor Responsibilities**
- A. To the extent Contractor is a mandated reporter of suspected child and/or dependent adult abuse and neglect, it shall ensure that its employees, agents, volunteers, subcontractors, and independent contractors are made aware of, understand, and comply with all reporting requirements. Contractor shall immediately notify County of any incident or condition resulting in injury, harm, or risk of harm to any child or dependent adult served under this Contract.
 - B. Contractor will immediately notify County of any active complaints, lawsuits, licensing or regulatory investigations, reports of fraud or malfeasance, or criminal investigations regarding its operations. Contractor agrees to work cooperatively with County in response to any investigation commenced by County with regard to this Contract or the clients served herein, including providing any/all records requested by County related thereto.
 - C. Contractor shall employ reasonable background check procedures on all employees, prospective employees, volunteers and consultants performing work involving direct contact with minor children or dependent adults under this Contract, including fingerprinting and criminal records checks, sexual offender registry checks, and reference checks, including both personal and professional references.
29. **Notification** Any notice or demand desired or required to be given hereunder shall be in writing and deemed given when personally delivered or deposited in the mail, postage prepaid, and addressed to the parties as follows:

COUNTY OF NEVADA:

Nevada County
 County Executive Office
 Address: 950 Maidu Ave.
 City, St, Zip Nevada County, CA 95959

CONTRACTOR:

Name of firm
 Robert D. Niehaus, Inc.
 Address 140 E Carrillo St
 City, St, Zip Santa Barbara, CA 93101

Attn: Georgette Aronow
Email: georgette.aronow@co.nevada.ca.us
Phone: 530-470-2720

Attn: Jack Lyon
Email: jack@rdniehaus.com
Phone: 805-618-1356

Any notice so delivered personally shall be deemed to be received on the date of delivery, and any notice mailed shall be deemed to be received five (5) days after the date on which it was mailed.

Executed as of the day first above stated:

Authority: All individuals executing this Contract on behalf of Contractor represent and warrant that they are authorized to execute and deliver this Contract on behalf of Contractor.

IN WITNESS WHEREOF, the parties have executed this Contract effective on the Beginning Date, above.

COUNTY OF NEVADA:

By: *Susan Hoek*
Susan Hoek (Feb 4, 2022 10:17 PST)

Date: 02/04/2022

Printed Name/Title: Honorable Dan Miller, Chair, of the Board of Supervisors

By: *Julie Patterson Hunter*

Attest: Julie Patterson Hunter, Clerk of the Board of Supervisors

Approved as to Form – County Counsel:

By: *K.L. Elliott*
K.L. Elliott (Feb 7, 2022 09:57 PST)

Date: 02/07/2022

CONTRACTOR: Robert D. Niehaus

By: *Margaret L. Niehaus*
Margaret L. Niehaus (Dec 16, 2021 13:12 PST)

Date: 12/14/21

Name: Margaret Niehaus

* Title: Treasurer, VP

By: *Robert D. Niehaus*
Robert D. Niehaus (Dec 16, 2021 13:13 PST) Date: 12/14/21

Name: Robert Niehaus

* Title: Secretary, President

****If Contractor is a corporation, this Contract must be signed by two corporate officers; one of which must be the secretary of the corporation, and the other may be either the President or Vice President, unless an authenticated corporate resolution is attached delegating authority to a single officer to bind the corporation (California Corporations Code Sec. 313).***

Exhibits

- A. Schedule of Services
- B. Schedule of Charges and Payments
- C. Insurance Requirements

EXHIBIT A
SCHEDULE OF SERVICES

Robert D. Niehaus (RDN) will provide Nevada County with an independent analysis and Economic Impact Study of the proposed mining activities within Nevada County (Idaho Maryland Mine project, referred to below as the “proposed Project”). The following outlines the work scope tasks, deliverables, and estimated timing of those tasks (subject to change based on the schedule of the Draft and Final Environmental Impact Report for the proposed Project or as directed by the County).

Task 1. Project Management

This task includes development of a Technical Approach Memorandum to document the framework, methods, and assumptions for the economic impact analysis. This memo will also include a Project Management Plan (PMP), which will serve as the road map for project administration to ensure clear communication of timelines and objectives. Also included in this task are a project Kick-Off meeting, bi-weekly conference calls, and progress reports.

Deliverables:

- Technical Approach Memorandum, including Project Management Plan
- Project Meetings and progress reports

Task Budget: \$8,015

Task 2: Data Collection

Under this task, the consultant will conduct independent research and data collection as well as review information provided by the County, including but not limited to the Draft Environmental Impact Report for the proposed Project. RDN will also procure data on property sales and transactions, most likely from ParcelQuest, which has historical data for the County on assessed property values and arms-length sales price information. This data will be used to build a property valuation model to estimate the impact of the proposed Project on current and future sales prices and associated property taxes (see Task 3).

Also, under this task, RDN will conduct stakeholder interviews to gather informed opinions about the potential economic and fiscal impacts of the proposed Project, with primary focus on local real estate professionals, local business owners, County, Utility, and Emergency Service Administrators. RDN anticipates conducting at least 30 interviews across all types of stakeholders.

Deliverables:

- Conduct stakeholder interviews and provide County a summary of the interviews and findings

Task Budget: \$14,525

Task 3: Economic and Fiscal Analysis

In this task, RDN will analyze the economic and fiscal impacts of the proposed Project. The economic impact analysis will focus on two phases of the project, the construction phase (short term) and the on-going operation phase (long-term) and estimate both the potential benefits (increased economic activity) as well as potential negative economic impacts, such as impacts on property values and increased government service levels.

To estimate the potential economic growth or benefits from the proposed Project, RDN will use the IMPLAN modeling software tool to determine the likely direct, indirect, induced and total economic impacts, in terms of employment, economic output, and labor income. IMPLAN is an input-output modeling platform first developed for use in land use planning and resource management. It provides estimates of the interindustry linkages on purchases and sales (economic activity) and calculates the effects per dollar of spending on jobs, income, and additional expenditures. Based on localized assumptions developed for Nevada County (inputs), RDN will estimate the spending impacts or “multiplier” effects (outputs) as a result of the proposed Project. Additionally, RDN will estimate fiscal revenue impacts to the County General Fund, including property taxes, local sales and use taxes, occupancy taxes, and other special taxes as applicable.

The potential impact to property values will also be a significant focus of this task. Preliminary research indicates that industrial operations have the greatest effect on property values for those properties that are closest to the operations. The effect dissipates with distance. Using research and data gathered under Task 2, RDN will build a property valuation model to estimate parcel-level effects based on the parcel’s proximity to the proposed Project.

This task will also include quantifying the fiscal impact to service providers for government services, utilities, schools, and emergency services. RDN will estimate the public resources that would be needed to maintain current levels of service and provide any additional services needed as a result of the proposed Project.

Deliverables:

- Economic and fiscal modeling, analysis, and findings

Task Budget: \$15,575

Task 4: Reports and Presentations

RDN will provide an Administrative Draft Report for the County’s review that documents the assumptions, method and findings of the economic impact analysis. Based on the County’s written comments, RDN will revise and finalize the report. RDN will also present the analysis and findings of the report to the County Board of Supervisors for the draft and final reports, or as desired by the County.

Deliverables:

- Administrative Draft Report
- Final Report
- Two (2) Public Presentations (one remote, one in-person)
- Expert consulting support (up to 8 hours)

Task Budget: \$27,985

Other direct costs include travel for two persons for one in-person meeting/hearing (\$2,400), procurement of ParcelQuest Aviator data (\$1,000) and cost for IMPLAN (\$500).

Additional Services

Additional work beyond the Schedule of Services set forth in this Contract may be authorized by the County up to \$10,000. For such services, the County shall provide written authorization by the County CEO or his/her designated representative. Any additional work not specifically authorized by the County shall not be performed by the Contractor or reimbursed or paid for by the County.

Proposed Budget

The total cost for this scope of work is \$80,000, which includes a base cost of \$70,000 for the tasks described above and as further detailed in the RDN proposal response to the RFP plus a contingency amount of \$10,000 to support additional meetings, analysis, or data purchases as authorized by the County.

The following provides an estimated schedule for the schedule of services discussed above:

Task	Start	End
Task 1. Project Management		
Task 1.1 Kickoff Meeting	12/16/21	12/16/21
Task 1.2 Technical Approach Memo	12/16/21	01/03/22
Task 1.3 Conference Calls/Progress Reports	Biweekly	
Task 2. Data Collection		
<i>County Furnishes Data</i>	12/14/21	01/04/22
Task 2.1 Review County-Furnished Data	01/05/22	01/26/22
Task 2.2 Literature Review	12/14/21	02/11/22
Task 2.3 Stakeholder Interviews	12/16/21	01/31/22
Task 2.4 Property Valuation Data	01/05/22	01/26/22
Task 3. Economic & Fiscal Analysis		
Task 3.1 Economic Impacts (IMPLAN)	01/27/22	02/10/22
Task 3.2 Impact on Property Values	01/27/22	02/17/22
Task 3.3 Impact on Commercial Operations	01/27/22	02/17/22
Task 3.4 Fiscal Impacts on Services	02/11/22	02/25/22
Task 4. Reports & Presentations		
Task 4.1 Administrative Draft Report	02/11/22	03/13/22
Task 4.2 Draft Report Presentation (Remote)	03/16/22	03/16/22
<i>County Comments on Admin Draft Report</i>	03/16/22	03/30/22
Task 4.3 Final Report	03/31/22	04/13/22
Task 4.4 Assist County with Public Comments	04/14/22	05/12/22
Task 4.5 Attend Public Hearing	04/27/22	04/27/22
Task 4.6 Expert Consulting Services	TBD (as needed)	

EXHIBIT B

SCHEDULE OF CHARGES AND PAYMENTS

Maximum Limit & Fee Schedule

The total fee for the work scope as outlined in Exhibit A is \$70,000 (base cost/budget) plus a contingency amount of \$10,000 for Additional Services, as may be specifically authorized by the County. Contractor will bill County on a time and materials basis, not-to-exceed \$80,000 (base plus contingency as authorized).

The Contractor may shift budget between tasks as necessary. Budget amounts are based on the following Contractor billing rates:

Principal Economist: \$295 per hour
Senior Economist: \$175 per hour
Economist \$110 per hour

Reimbursement of travel, lodging and miscellaneous expenses is allowed in the not to exceed amount of \$3,900 unless authorized by the County under "Additional Services". Travel, lodging and meals will not be reimbursed beyond the GSA federal per diem rates.

Invoices

Invoices shall be submitted monthly and shall include a project completion percentage, detailed by major task or other direct cost, along with a brief monthly progress report substantiating project progress.

Work performed by Contractor will be subject to final acceptance by the County project manager(s).

Submit all invoices to:

Nevada County
County Executive Office
Address: 950 Maidu Avenue
City, St, Zip Nevada City, CA 95959
Attn: Georgette Aronow
Email: georgette.aronow@co.nevada.ca.us
Phone: (530) 470-0103

Payment Schedule

The County will make payment within thirty (30) days after the billing is received and approved by County and as outlined below (*or in the Scope of Work, or other agreeable interval*).

Unless otherwise agreed to by County, all payments owed by County to Contractor under this Contract shall be made by Automated Clearing House (ACH). In the event County is unable to release payment by ACH the Contractor agrees to accept payment by County warrant.

EXHIBIT C

INSURANCE REQUIREMENTS

Insurance. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees. Coverage shall be at least as broad as:

- i. **Commercial General Liability** CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
- ii. **Automobile Liability** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage. The Automobile Liability policy shall be endorsed to include Transportation Pollution Liability insurance MCS-90, covering materials to be transported by Contractor pursuant to the contract.
- iii. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease. **(Not required if contractor provides written verification it has no employees).**
- iv. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the County requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

Other Insurance Provisions:

The insurance policies are to contain, or be endorsed to contain, the following provisions:

- i. **Additional Insured Status: The County, its officers, employees, agents, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of the work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 25, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used.)
- ii. **Primary Coverage** For any claims related to this contract, the **Contractor's insurance shall be primary** insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the County, its officers, employees, agents, and volunteers. Any insurance or self-insurance maintained by the County, its officers, employees, agents, and volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
- iii. **Notice of Cancellation** This policy shall not be changed without first giving thirty (30) days prior written notice and ten (10) days prior written notice of cancellation for non-payment of premium to the County of Nevada.

- iv. **Waiver of Subrogation** Contractor hereby grants to County a waiver of any right to subrogation which any insurer or said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.
- v. **Sole Proprietors** If Contractor is a Sole Proprietor and has no employees, they are not required to have Workers Compensation coverage. Contractor shall sign a statement attesting to this condition, and shall agree they have no rights, entitlements or claim against County for any type of employment benefits or workers' compensation or other programs afforded to County employees.
- vi. **Deductible and Self-Insured Retentions** Deductible and Self-insured retentions must be declared to and approved by the County. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claims administration, and defense expenses within the retention. The Policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or County. **(Note – all deductibles and self-insured retentions must be discussed with risk, and may be negotiated)**
- vii. **Acceptability of Insurers:** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the County.
- viii. **Claims Made Policies** if any of the required policies provide coverage on a claims-made basis: **(note – should be applicable only to professional liability)**
 - a. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
 - c. If the coverage is canceled or non-renewed, and not replaced with another **claims-made policy form with a Retroactive Date**, prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of **five (5)** years after completion of contract work.
- ix. **Verification of Coverage** Contractor shall furnish the County with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to County before work begins. However, failure to obtain and provide verification of the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- x. **Subcontractors** Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that County is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format at least as broad as CG 20 38 04 13.

- xi. **Special Risks or Circumstances** County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.
- xii. **Conformity of Coverages** If more than one policy is used to meet the required coverages, such as an umbrella policy or excess policy, such policies shall be following form with all other applicable policies used to meet these minimum requirements. For example, all policies shall be Occurrence Liability policies or all shall be Claims Made Liability policies, if approved by the County as noted above. In no cases shall the types of policies be different.
- xiii. **Premium Payments** The insurance companies shall have no recourse against the COUNTY and funding agencies, its officers and employees or any of them for payment of any premiums or assessments under any policy issued by a mutual insurance company.
- xiv. **Material Breach** Failure of the Contractor to maintain the insurance required by this Contract, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Contract.
- xv. **Certificate Holder** The Certificate Holder on insurance certificates and related documents should read as follows:

County of Nevada
950 Maidu Ave.
Nevada City, CA 95959

Upon initial award of a contract to your firm, you may be instructed to send the actual documents to a County contact person for preliminary compliance review.

Certificates which amend or alter the coverage during the term of the contract, including updated certificates due to policy renewal, should be sent directly to Contract Administrator.

Contractor Name Robert D. Niehaus (RDN)

Description of Services Preparation of an Economic Impact Study for proposed mining operations in Nevada County

SUMMARY OF MATERIAL TERMS

Max Annual Price: Click or tap here to enter text. Max Multi-Year Price: Click or tap here to enter text.

FY XX/XX = Click or tap here to enter text.

FY XX/XX = Click or tap here to enter text.

FY XX/XX = Click or tap here to enter text.

Contract Start Date: 12/14/2021

Contract End Date: 6/30/2021

Liquidated Damages: Click or tap here to enter text.

INSURANCE POLICIES

FUNDING:

Commercial General Liability (\$2,000,000)	Click or tap here to enter text.
Automobile Liability (\$1,000,000)	Click or tap here to enter text.
Worker's Compensation (Statutory Limits)	

LICENSES AND PREVAILING WAGES

Designate all required licenses: Click or tap here to enter text.

NOTICE & IDENTIFICATION

COUNTY OF NEVADA:

Nevada County
County Executive Office

Address: 950 Maidu Avenue
City, St, Zip Nevada County, CA 95959
Attn: Georgette Aronow
Email: georgette.aronow@co.nevada.ca.us
Phone: (530) 470-2720

CONTRACTOR:

Robert D. Niehaus (RDN)
Address 104 E Carrillo St
City, St, Zip Santa Barbara, CA 93101
Attn: Jack Lyon
Email: jack@rdniehaus.com
Phone: 805-618-1356

Contractor is a: (check all that apply)

- Corporation: Calif., Other, LLC,
- Non-Profit Corp Yes No
- Partnership: Calif., Other, LLP, Limited
- Person: Indiv., Dba, Ass'n Other

EDD Worksheet Required

Yes No

ATTACHMENTS

- Exhibit A:** Schedule of Services
- Exhibit B:** Schedule of Charges and Payments
- Exhibit C:** Insurance Requirements

MEMORANDUM

DATE: April 5, 2022
TO: Bronwyn Bradbury, Robert D. Niehaus
FROM: Senior Management Analyst Georgette Aronow x2720
SUBJECT: Authorization for Contingency, PSC BFS21539, Economic Impact Study of Proposed Mining Activity

.....

Per Exhibit A, Schedule of Services of the above referenced Agreement between the County and Robert D. Niehaus (RD), the CEO or her designee is authorized to approve up to \$10,000 in Additional Services for the project.

Nevada County hereby approves \$10,000 in Additional Services for the purposes of the following:

- Site Visit to Project Location, including travel expenses - \$2,944
- Case Study Analysis by 1 Senior Analyst - \$3,500
- Procurement of Property Sales Data for use in Case Study Analysis - \$3,556

These Additional Services have been authorized by the CEO on April 5, 2022 and are approved by RES 21-539.

APPROVED

By Alison Lehman at 10:50 am, Apr 06, 2022

**AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES CONTRACT (BFS21539) WITH
ROBERT D. NIEHAUS, INC. (RDN)**

This Amendment No.1 ("Amendment") to Professional Services Contract is made and entered into effective the 4th day of April 2022, by and between the COUNTY OF NEVADA, CALIFORNIA ("COUNTY"), and ROBERT D. NIEHAUS, INC. aka "RDN" (hereinafter "CONTRACTOR"). COUNTY and CONTRACTOR are sometimes hereinafter individually referred to as "Party" and or collectively referred to as the "Parties."

A. Recitals.

(i). COUNTY and CONTRACTOR entered a Professional Services Contract ("Contract") effective December 14, 2021 through which CONTRACTOR has been providing professional services as more fully explained in the Scope of Services attached to the Agreement as Exhibit "A."

(ii). The Contract was authorized by the Nevada County Board of Supervisors on December 14, 2021 per Resolution 21-539.

(iii). On April 4, 2022 the CEO authorized additional services of \$10,000 for a total not to exceed amount of \$80,000 per the Contract as authorized by the Board of Supervisors on December 14, per Resolution 21-539.

(iv). The Parties now seek to amend the Contract Schedule of Charges and Payments (Exhibit B) to increase the Maximum Fee Limit by 10 percent or \$8,000 as authorized by the Nevada County Purchasing Policy 7.3(d) which was adopted by the Nevada County Board of Supervisors on May 28, 2019 per RES 19-241.

(v). All legal prerequisites to the making of this Amendment have occurred.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

B. Amendment to Agreement.

1. Exhibit A, Schedule of Services, Task 2: Data Collection Task Budget is increased from \$14,525 to \$22,525, increase of \$8,000, which will be used for procurement of data related to Nevada County real estate and other real estate markets where mining exists or has recently existed..
2. Exhibit B, Schedule of Charges and Payments is hereby modified to increase the total not to exceed fee from \$80,000 to \$88,000, an increase of 10 percent.
3. That in all other respects the prior Contract of the Parties shall remain in full force and effect except as amended herein.

IN WITNESS WHEREOF, the Parties have caused Amendment No. 1 to the Professional Services Contract are to be executed as of the day and year above as written.

COUNTY OF NEVADA:

By: *Desiree Belding, CPPO, CPPb on behalf of* Date: 04/07/2022
Desiree Belding, CPPO, CPPb on behalf of (Apr 7, 2022 09:56 PDT)

Printed Name/Title: Steve Monaghan, Purchasing Agent

CONTRACTOR: Robert D. Niehaus (RDN)

By: *Robert D Niehaus* Date: 04/06/2022
Robert D Niehaus (Apr 6, 2022 16:04 PDT)

Name: Robert D Niehaus

* Title: Managing Director

By: *Margaret L Niehaus* Date: 04/06/2022
Margaret L Niehaus (Apr 6, 2022 16:27 PDT)

Name: Margaret L Niehaus

* Title: Treasurer