

SERVICES AGREEMENT
BETWEEN THE CITY OF RIALTO AND
ABM INDUSTRY GROUPS, LLC

THIS SERVICES AGREEMENT (herein "Agreement") is made and entered into this 13th day of July, 2021 by and between the City of Rialto, a municipal corporation ("City"), and ABM Industry Groups, LLC, a Delaware corporation ("Consultant"). City and Consultant are sometimes individually referred to as "Party" or collectively as "Parties".

RECITALS

A. City has determined it is in the public's interest to contract for certain services which are necessary or convenient to the exercise of its powers.

B. City has sought, by issuance of Request for Proposal (RFP) for "Janitorial Services", RFP #21-047, the performance of the services defined and described particularly in Article 1 of this Agreement.

C. Following the submission of a proposal for the performance of the services defined and described particularly in Article 1 of this Agreement, ABM Industry Groups, LLC was selected by the City to perform those services.

D. Pursuant to Chapter 2.48 of the Rialto Municipal Code, City has authority to enter into and execute this Agreement.

E. The Parties desire to formalize the selection of Contractor for the performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, Contractor shall provide those services specified in the "Scope of Services" attached hereto as **Exhibit "A"** and incorporated herein by this reference, which services may be referred to herein as the "services" or "work" hereunder. As a material inducement for City to enter into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, it meets all local, state, and federal

requirements in performing the services, and it is experienced in performing the work and services contemplated herein. Contractor shall at all times faithfully, competently, and to the best of its ability, experience, and talent, perform all services described herein. Contractor covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be of good quality, fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Contractor's Proposal.

This Agreement shall include the Request for Proposal ("Contract Documents"), and the Scope of Services shall include Consultant's scope of work. The Contract Documents shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the Contract Documents, and/or this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Contractor shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any federal, state, or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees, and Assessments.

Contractor shall obtain, at its sole cost and expense, such licenses, permits, and approvals as may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the services required by this Agreement, and shall indemnify, defend, and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes penalties, or interest levied, assessed, or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. If Contractor discovers any latent or unknown conditions that will materially affect the performance of the services hereunder, then Contractor shall immediately inform the City of such fact and shall not proceed except at City's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

Contractor shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies, and/or other components thereof, to prevent losses or damages, and shall be responsible for all such damages to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Prevailing Wages.

Contractor is aware of the requirements of California Labor Code Section 1720, *et seq.* and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 1600, *et seq.*, ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. It is the understanding of City and Consultant that the Prevailing Wage Laws do not apply to this Agreement because the Agreement does not involve any services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder. Contractor shall defend, indemnify, and hold City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

1.8 Further Responsibilities of Parties.

Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless specified in this Agreement, neither Party shall be responsible for the service of the other.

1.9 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from said work. No such extra work or change may be undertaken unless a written order is first given by the Contract Officer to the Contractor, describing in detail the extra work or change and the reason(s) therefor and incorporating therein any adjustment in (i) the Contract Sum for the actual cost of the extra work or change, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or an amount not to exceed a total contract sum of Fifteen Thousand Dollars (\$15,000), whichever is less, or any increase in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City Council. Payment for additional services rendered by Contractor under this Agreement requires the submission of the actual costs of Contractor's performance of the extra work with the invoice(s) for the extra work claim(s), as provided in Section 2.4. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Contractor hereby acknowledges that it accepts the risk that the services to be

provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors.

No claim for an adjustment in the contract amount or time for performance shall be valid unless the procedures established in this Section are followed.

1.10 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the “**Special Requirements**” attached hereto as **Exhibit “B”** and incorporated herein by this reference. In the event of a conflict between the provisions of **Exhibit “B”** and any other provisions of this Agreement, the provisions of **Exhibit “B”** shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in the “**Schedule of Compensation**” attached hereto as **Exhibit C** and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Five Hundred Twenty Six thousand Thirty Five dollars and Zero cents (\$526,035), the “Contract Sum”, unless additional compensation is approved pursuant to Section 1.9.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services; (iii) payment for time and materials based upon the Contractor’s rates as specified in the Schedule of Compensation, provided that time estimates are provided for the performance of sub tasks, but not exceeding the Contract Sum; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Contractor at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Contractor is required to attend additional meetings to facilitate such coordination, Contractor shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Contractor is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Contractor shall not invoice City for any duplicate services performed by more than one person.

City may independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor's correct and undisputed invoice; however, Contractor acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

2.5 No Waiver.

Review and payment by City to Contractor of any invoice for work performed by Contractor pursuant to this Agreement shall not be deemed a waiver of any defects in work performed by Contractor or of any rights or remedies provided herein or any applicable law.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance

Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the agreement.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall, within ten (10) days of

the commencement of such delay, notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer shall extend the time for performance in accordance with the procedures set forth in Section 1.9. The Contract Officer's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, the term of this Agreement shall commence on July 1, 2021 and shall continue in full force and effect for one (1) year, until June 30, 2022. At the sole discretion of the City, upon written notice(s) to the Contractor, the term of this agreement may be extended for four (4) additional one year (1) terms based on satisfactory performance. Said notice for the final one (1) year extension shall be delivered prior to June 30, 2025, for the final one (1) year extension, if granted. In no event shall the term of this Agreement extend beyond June 30, 2026.

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Contractor.

The following principals of Contractor ("Principals") are hereby designated as being the principals and representatives of Contractor authorized to act in its behalf with respect to the work specified herein and make all decisions in connection there with:

Jennifer Duran
(Name)

District Manager
(Title)

Michael Keegan
(Name)

Senior Manager of Business Development
(Title)

It is expressly understood that the experience, knowledge, capability, and reputation of the foregoing Principals were a substantial inducement for City to enter into this Agreement. Therefore, the Principals shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the services hereunder. All personnel of Contractor, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the Principals may not be replaced nor may their responsibilities be substantially reduced by Contractor without the express written approval of City. Additionally, Contractor shall utilize only competent personnel to perform services pursuant to this Agreement. Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to

perform the services required under this Agreement, prior to and during any such performance. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires to reassign any staff or subcontractor of Contractor, Contractor shall, immediately upon a Reassign Notice from City of such desire of City, reassign such persons or persons.

4.2 Status of Contractor.

Contractor shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Contractor, nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, health care, or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the City Manager or other such person designated by the City Manager. It shall be the Contractor's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Contractor shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode, or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Contractor's employees, servants, representatives, or agents, or in fixing their number, compensation, or hours of service. Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise or a joint venturer or a member of any joint enterprise with Contractor.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability, and reputation of Contractor, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In

addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Contractor or any surety of Contractor of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE, INDEMNIFICATION AND BONDS

5.1 Insurance Coverages.

The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees, and agents of City:

(a) Comprehensive General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury, and property damage. The policy of insurance shall be in an amount not less than \$1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure, and provide legal defense for both the Contractor and the City against any loss, claim, or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than \$1,000,000. Said policy shall include coverage for owned, non-owned, leased, and hired cars.

(d) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of, or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional 5-year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements.

(f) Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees, and agents as additional insureds, and any insurance maintained by City or its officers, employees, or agents shall apply in excess of, and not contribute with, Contractor's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees, and agents and their respective insurers. The insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any Party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer. No work or services under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Contractor agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Contractor may be held responsible for the payment of damages to any persons or property resulting from the Contractor's activities or the activities of any person or persons for which the Contractor

is otherwise responsible nor shall it limit the Contractor's indemnification liabilities as provided in Section 5.3.

In the event the Contractor subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Contractor agrees to indemnify, defend, and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations, or activities provided herein of Contractor, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Contractor is legally liable ("indemnitors"), arising from Contractor's reckless or willful misconduct, or arising from Contractor's or indemnitors' negligent performance of or failure to perform any term, provision, covenant, or condition of this Agreement, and in connection therewith:

(a) Contractor will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Contractor will promptly pay any judgment rendered against the City, its officers, agents, or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Contractor hereunder; and Contractor agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Contractor hereunder, Contractor agrees to pay to the City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers, agents, or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Contractor shall incorporate similar, indemnity agreements with its subcontractors and if it fails to do so Contractor shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Contractor in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or

omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness, or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Contractor and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer or Surety.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager Consultant.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Contractor shall keep, and require subcontractors to keep, such ledgers books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of 3 years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Contractor's business, custody of the books and records may be given to City, and access shall be provided by Contractor's successor in interest.

6.2 Reports.

Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the

estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Contractor, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Contractor will be at the City's sole risk and without liability to Contractor, and Contractor's guarantee and warranties shall not extend to such use, reuse or assignment. Contractor may retain copies of such documents for its own use. Contractor shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

(d) Contractor shall promptly notify City should Contractor, its officers, employees, agents, or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no

obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed, and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of San Bernardino, State of California, or any other appropriate court in such county, and Contractor covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, Eastern Division.

7.2 Disputes; Default.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall proceed with payment on the invoices only when the default is cured. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

7.6 Legal Action.

In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct, or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Contractor, except that where termination is due to the fault of the Contractor, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Contractor reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Contractor may determine. Upon receipt of any notice of termination, Contractor shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Contractor has initiated termination, the Contractor shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Contractor has initiated termination, the Contractor shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating Party need not provide the non-terminating Party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Contractor.

If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either Party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing Party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a Party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of services under this Agreement. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid

or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

Additionally, pursuant to Rialto Municipal Code section 2.48.145, Consultant represents that it has disclosed whether it or its officers or employees is related to any officer or employee of the City by blood or marriage within the third degree which would subject such officer or employee to the prohibition of California Government Sections 87100 et. seq., Fair Political Practices Commission Regulation Section 18702, or Government Code Section 1090. To this end, by approving this Agreement, Consultant attests under penalty of perjury, personally and on behalf of Consultant, as well its officers, representatives, that it/they have no relationship, as described above, or financial interests, as such term is defined in California Government Section 87100 et. seq., Fair Political Practices Commission Regulation Section 18702, or Government Code Section 1090, with any City of Rialto elected or appointed official or employee, except as specifically disclosed to the City in writing.

8.3 Covenant Against Discrimination.

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, or other protected class.

8.4 Unauthorized Aliens.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorney's fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Facilities and Equipment.

Except as otherwise provided, Contractor shall, at its own cost and expense, provide all facilities and equipment necessary to perform the services required by this Agreement. City shall make available to Contractor only physical facilities such as desks, filing cabinets, and conference space ("City Facilities"), as may be reasonably necessary for Contractor's use while consulting with City employees and reviewing records and the information in possession of City. The location, quality, and time of furnishing of City Facilities shall be in the sole discretion of City. In no event shall City be required to furnish any facilities that may involve incurring any direct expense, including but not limited to

computer, long distance telephone, network data, internet, or other communication charges, vehicles, and reproduction facilities.

9.2 Payment of Taxes.

Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any federal and state taxes.

9.3 Notices.

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by pre-paid First Class U.S. Mail, registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) three (3) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Any notice, request, demand, direction, or other communication sent by facsimile must be confirmed within forty-eight (48) hours by letter mailed or delivered. Other forms of electronic transmission such as e-mails, text messages, instant messages are not acceptable manners of notice required hereunder. Notices or other communications shall be addressed as follows:

If to City: City of Rialto
 150 S. Palm Ave.
 Rialto, CA 92376
 Attn: City Manager
 Tel: (909) 820-2525
 Fax: (909) 820-2527

With copy to: Burke, Williams & Sorensen, LLP
 1770 Iowa Avenue, Suite 240
 Riverside, CA 92507
 Attn: Eric S. Vail, City Attorney
 Tel: (951) 788-0100
 Fax: (951) 788-5785

If to Contractor: Michael Keegan, ABM Business & Industry
 14201 Franklin Avenue
 Tustin, CA 92780
 Tel: (714)878-6667

Either Party may change its address by notifying the other Party of the change of address in writing.

9.4 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.5 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.6 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the Parties. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City Council. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.7 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties hereunder unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

9.8 Corporate Authority.

The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Agreement as of the date first written above.

CITY:

**CITY OF RIALTO, a municipal
corporation**

By: _____
Deborah Robertson, Mayor

CONTRACTOR:

ABM INDUSTRY, INC.

By: _____
Signature

ATTEST:

By: _____
Barbara A. McGee, City Clerk

Name

Title

APPROVED AS TO FORM:

Burke, Williams & Sorensen, LLP

By: _____
Signature

By: _____
Eric S. Vail, City Attorney

Name

Title

****Two signatures are required if a
corporation****

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services:

- A. See Attached Scope of Work
- B.
- C.

EXHIBIT A
CITY OF RIALTO
CITYWIDE JANITORIAL SERVICES
SPECIFIC TASKS PER FACILITY

Task Lists

City Hall Offices and Council Chamber

Daily - Five (5) times a week

Monday, Tuesday, Wednesday, Thursday and Friday

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash.
Clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Clean and dust fronts and tops of counters in Lobby area
4. Clean restrooms including mirrors and countertops.

Weekly

1. Dust desks, chairs, windowsills, and all other office furniture
2. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
3. Dust ledges and low moldings and mini-blinds
4. Dust or clean silk plants
5. Spot clean doors and door frames to remove finger marks and stains
6. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches
7. Clean all exterior ashtrays and sand urns
8. Clean all entry area windows and doors (interior and exterior)

Task List (General Offices)

The facilities listed below shall be cleaned on a daily basis, five (5) days per week (Monday, Tuesday, Wednesday, Thursday and Friday).

- A. Civic Center North Building – Community Development Offices
- B. Civic Center South Building - Finance, Treasurer and ITS Offices
- C. Civic Center West Annex - City Clerk Office
- D. Resource Center
- E. Fire Administration (located on the north side of Fire Station 201 and includes

Administration Offices, Training Room/Conference Room, Lower Level Offices and Break Room, Emergency Medical Services Coordinator's Office, and the Captains' Office)

- F. Human Resources/Maintenance & Operations Offices
- G. Public Works Administration and Engineering
- H. Purchasing (Offices Only)
- I. Fleet Services Garage (Offices Only)

Daily - Five (5) times a week

Monday, Tuesday, Wednesday, Thursday and Friday

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Clean and dust fronts and tops of counters in Lobby area
4. Clean restrooms including mirrors and countertops.

Weekly

1. Dust desks, chairs, windowsills, and all other office furniture
2. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
3. Dust ledges and low moldings and mini-blinds
4. Spot clean doors and door frames to remove finger marks and stains
5. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches
6. Clean all entry area windows (interior and exterior)

Task List (Civic Center North Annex - Rialto Network)

Due to specialized equipment housed in this facility, all cleaners and cleaning processes used in this building MUST be static free. Special care shall be taken around equipment in this facility.

Daily - Five (5) times a week - Monday, Tuesday, Wednesday, Thursday and Friday

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Clean restrooms including mirrors and countertops.

Weekly

1. Dust desks, chairs, windowsills, and all other office furniture
2. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
3. Dust ledges and low moldings and mini-blinds
4. Spot clean doors and door frames to remove finger marks and stains
5. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches
6. Clean all entry area windows and doors (interior and exterior)

Fire Stations

The following task list applies to the Fire Station crew quarters (day room/lounge, dormitories, dining, and kitchen areas) at Fire Stations 201, 202, 203, 204 and 205. Due to the operational hours for these facilities, any work performed in these facilities must be done between the hours of 8:00 AM and 9:00 PM unless approved by the Public Works Superintendent, or designee, in advance.

Weekly***Clean Community Meeting Rooms***

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Clean and dust fronts and tops of counters in Lobby area
4. Dust desks, chairs, windowsills, and all other office furniture
5. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
6. Dust ledges and low moldings and mini-blinds
7. Spot clean doors and door frames to remove finger marks and stains
8. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches
9. Clean all entry area windows and doors (interior and exterior)
10. Clean restrooms including mirrors and countertops.

Task List (Metrolink Depot)

During inclement weather give particular attention to doorways and remove any tracking marks or excess moisture. Check the floor protection and mats to assure no moisture is trapped underneath. Immediately correct or bring to staff's attention all leaks or dampness within the building.

Daily - Seven (7) days a week***Sunday, Monday, Tuesday, Wednesday, Thursday, Friday and Saturday***

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in building; vacuum any carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Spot clean any partitions, door frames and door glass
4. Spot clean doors, door frames, counters and around wall switches
5. Clean exterior of water coolers and clean public telephones
6. Clean restrooms including mirrors and countertops.

Weekly

1. Wipe down tables and chairs
2. Dust moldings, doors, window casings, corners, and ceilings
3. Clean doors, door frames, walls and woodwork to remove finger marks and stains on walls and around wall switches
4. Clean all entry area windows and doors (interior and exterior)

Police Department

General Police Department Facilities include Police Department Modules 1, 2 and 3 and are to be cleaned seven (7) days per week (Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday).

On occasion the Contractor's day staff may be asked to do tasks related to janitorial services by the Department staff. This may be done in lieu of another task scheduled for the day of equal effort and /or time.

Due to the sensitive nature of the Department's operations, service to some areas are limited to once or twice a week and some areas may not be cleaned without Department supervision. Those areas are list separately below.

Daily

1. Empty all exterior trash cans and reline with recyclable plastic liners and dispose of trash.
2. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
3. Thoroughly clean all flooring in building, including front lobby, hallways and stairwells; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring including stairwells, throughout the building and return all furniture to their original positions
4. Wipe clean all handrails in stairwells.
5. Clean and dust fronts and tops of counters and display cases in Lobby area
6. Dust desks, chairs, windowsills, and all other office furniture

7. Dust moldings, doors, window casings, corners, and ceilings to remove cobwebs
8. Dust ledges and low moldings and mini-blinds
9. Spot clean doors and door frames to remove finger marks and stains
10. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches
11. Holding cells and bench shall be mopped, bunk bed surface wiped down and toilets cleaned. Any paper products or supplies should be left with the jailer or on the shelf outside of the cell.
12. Interview Room shall be mopped, table and chairs wiped down.
13. Tables and chairs in all break rooms or kitchen areas shall be wiped clean, sink cleaned, trash emptied.

Weekly

1. Empty exterior trash cans
2. Clean all exterior ashtrays and sand urns.
3. Clean all interior windows
4. Clean water coolers, including exteriors.
5. Completely dust or wipe clean desks, chairs, filing cabinets, and other office furniture.
6. Thoroughly clean front lobby including counters and door glass.
7. Clean all entry area windows and doors (interior and exterior)

Restrooms and Locker Rooms

The restrooms in all offices shall be cleaned on a daily basis, seven (7) days per week (Sunday, Monday, Tuesday, Wednesday, Thursday, Friday and Saturday).

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Sweep floor and damp mop floor with germicide cleaner
3. Clean mirrors, metal fixtures, shelves, and dispensers
4. Clean urinals, toilets, and basins with germicidal cleaner, descale and replace urinal cakes when necessary
5. Clean showers - Thoroughly clean tile areas in restrooms and showers including removal of all soap deposits, hard water stains and mold.
6. Restock toilet tissue, paper towels, toilet seat covers and soap dispensers
7. Damp wipe entrance doors, remove smudge marks, clean hardware, and ventilation louvers
8. Spot clean walls, partitions, and ceiling
9. Dust all horizontal surfaces
10. Pour clean water down floor drains to prevent sewer gases from escaping

Police Department's Restricted Offices

Restricted Offices are as follows:

1. Command Staff and Administration Offices

2. Professional Standards Office
3. SCAT and Detective Offices
4. Training and Personnel Offices
5. Administration Offices
6. Patrol Sergeants' Office
7. Records Office
8. Information Technology (I.T.) Office
9. Dispatch Supervisor's Office

Due to the sensitive nature of the Department's operations, service to these areas are limited to twice a week during the day and may not be cleaned without Department supervision.

Twice Weekly

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Dust desks, chairs, windowsills, and all other office furniture
4. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
5. Dust ledges and low moldings and mini-blinds
6. Spot clean doors and door frames to remove finger marks and stains
7. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches

The Police Department Annex

Due to the sensitive nature of the Department's operations, service to this facility is limited to twice a week and some areas may not be cleaned without Department supervision. Services are limited to the conference room, office and Kitchen Areas only.

Twice Weekly

1. Empty all wastebaskets, reline with recyclable plastic liners and dispose of trash and clean wastebaskets with a disinfectant cleaner as needed
2. Thoroughly clean all flooring in office; vacuum carpeted flooring and mop all tiled, wood or hard surface flooring throughout the offices and return all furniture to their original positions
3. Clean and dust fronts and tops of counters in Lobby area
4. Dust desks, chairs, windowsills, and all other office furniture
5. Dust high moldings, doors, window casings, corners, and ceilings to remove cobwebs
6. Dust ledges and low moldings and mini-blinds
7. Spot clean doors and door frames to remove finger marks and stains

8. Spot clean walls and woodwork to remove finger marks and stains on walls and around wall switches.
9. Clean all entry area and front lobby windows and doors (interior and exterior)
10. Clean restrooms including mirrors and countertops.

The Senior Center

The scope of work for the janitorial contractor will be limited to the following tasks seven (7) days per week (Sunday, Monday, Tuesday, Wednesday, Thursday, Friday and Saturday):

1. Mop all hard surface floors daily
2. Vacuum all carpeted surface floors daily
3. Empty all interior trash daily
4. Clean all restrooms daily
5. Restock all toilet paper, paper towels and hand soap in all restrooms daily and replace urinal cakes as needed
6. Dust all horizontal surfaces

The Community Center

The scope of work for the janitorial contractor will be limited to the following tasks seven (7) days per week (Sunday, Monday, Tuesday, Wednesday, Thursday, Friday and Saturday):

1. Mop all hard surface floors daily
2. Vacuum all carpeted surface floors daily
3. Empty all interior trash daily
4. Clean all restrooms rooms daily
5. Restock all toilet paper, paper towels and hand soap in all restrooms daily and replace urinal cakes as needed
6. Empty all exterior trash

The Simonson Center (AKA Fitness Center)

The scope of work for the janitorial contractor will be limited to the following tasks seven (7) days per week (Sunday, Monday, Tuesday, Wednesday, Thursday, Friday and Saturday):

1. Mop all hard surface floors daily
2. Vacuum all carpeted surface floors daily
3. Empty all interior trash daily
4. Clean all restrooms, showers and locker rooms daily
5. Restock all toilet paper, paper towels and hand soap in all restrooms daily and replace urinal cakes as needed

Childcare Sites

The scope of work for the janitorial contractor will be limited to the following tasks five (5) days a week (Monday, Tuesday, Wednesday, Thursday, Friday):

1. Mop all hard surface floors daily

2. Vacuum all carpeted surface floors daily
3. Empty all interior trash daily
4. Clean all restrooms daily
5. Restock all toilet paper, paper towels and hand soap in all restrooms daily and replace urinal cakes as needed

EXHIBIT B

SPECIAL REQUIREMENTS

(Superseding Contract Standard Language)

N/A

EXHIBIT C

- I. Consultant shall perform the following tasks at the following rates:**

	RATE	TIME	SUB-BUDGET
--	-------------	-------------	-------------------

- | | | | |
|-----------|-----------------------------|-----------------------------|-----------------------------|
| A. | See Attached | <u> </u> | <u> </u> |
| B. | <u> </u> | <u> </u> | <u> </u> |
| C. | <u> </u> | <u> </u> | <u> </u> |
| D. | <u> </u> | <u> </u> | <u> </u> |

- II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.9.**
- III. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:**
- A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.
 - B. Line items for all materials and equipment properly charged to the Services.
 - C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.
 - D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.
- IV. The total compensation for the Services shall not exceed \$_____ as provided in Section 2.1 of this Agreement.**
- V. The Consultant's billing rates for all personnel are attached.**

Exhibit C

Proposal Pricing Form - Page 1		
	Building	Monthly Price
1	Civic Center - City Hall/Council Chambers at 150 South Palm Avenue	\$ 534.89
2	Civic Center, North Building - Development Services Office at 150 South Palm Avenue	\$ 583.12
3	Civic Center, South Building - Finance and Treasurer's Office at 150 South Palm Avenue	\$ 575.04
4	City Clerk's Office at 290 West Rialto Avenue	\$ 417.11
5	Civic Center, North Annex - Rialto Network at 150 South Palm Avenue	\$ 393.39
6	Public Works - Administration and Engineering at 335 West Rialto Avenue	\$ 1,158.76
7	Human Resources and Maintenance/Operations Building at 246 South Willow Avenue	\$ 1,287.67
8	Fleet Garage (Offices only) at 245 and 247 South Willow Avenue	\$ 428.21
9	Purchasing Office at 249 South Willow Avenue	\$ 428.21
10	ITS Building at 251 South Willow Avenue	\$ 862.19
11	Fire Station 201 - Administration, Lower Level Offices/Rooms and Captains' Office at 131 South Willow Avenue. (Does not include Dormitory or Apparatus Bay.)	\$ 916.67
12	Fire Station 202 at 1700 South Riverside Avenue	\$ 247.23
13	Fire Station 203 at 1550 North Ayala Avenue	\$ 426.12
14	Fire Station 204 at 3288 North Alder Avenue-Quarterly Service on Carpets and Floors for Crew Quarters and Weekly Service Community Rooms	\$ 652.86
15	Fire Station 205 at 1485 South Willow Avenue	\$ 426.12
16	Police Department, Main Station at 128 North Willow Avenue	\$ 3,717.86
17	Police Department Modular #1 at 128 North Willow Avenue	\$ 367.94

Proposal Pricing Form - Page 2		
	Building	Monthly Price
18	Police Department Modular #2 at 128 North Willow Avenue	\$ 558.45
19	Police Department Modular #3 at 128 North Willow Avenue	\$ 558.45
20	Police Department Annex at 429 West Rialto Avenue	\$ 355.93
21	Resource Center at 141 South Riverside Avenue	\$ 539.00
22	Metrolink Depot at 361 South Palm Avenue	\$ 742.44
23	Senior Center at 1411 South Riverside Avenue	\$ 3,218.88
24	Community Center at 214 North Palm Avenue	\$ 6,365.79
25	Simonson Center (Fitness Center) at 1243 South Riverside Avenue	\$ 3,683.68
26	Child Care Site (Preston Elementary) at 1750 North Willow Avenue	\$ 588.64
27	Child Care Site (Highbanks Elementary School) at 2241 North Apple Avenue	\$ 588.64
	Cost Chart Monthly Total	\$ 30,622.29 per month

Sub Total #1

\$30,622.29 Per Month

28. MetroLink Mid Day Cleaning Service (7 Days per week) \$ 3,502.22

29. MetroLink Platform Monthly Pressure Washing Services: \$ 1,200

30. Margaret Todd Skate Park (1x's month service) \$ 600

31. Eastern & Riverside Porter (7 Days per week) \$ 1,256.74

32. Extra work (To be pre authorized in writing by the city) \$ 1,000

Sub Total #2 \$7,558.96 Per month

33. Enhanced Clean Extra Services * Temporary Services \$ 5,655

Sub Total #3 \$5,655 Per month

Grand Total: \$ 43,836.25 per month.

EXHIBIT “D”

SCHEDULE OF PERFORMANCE

N/A