

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 11/17/14
 Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

522
A



FROM: TLMA – Transportation Department

SUBMITTAL DATE:
November 5, 2014

SUBJECT: Approval of a Professional Service Agreement for Landscape Maintenance Services for the Transportation Department Pertaining to L&LMD 89-1-C Zones Located in the City of Jurupa Valley. 2nd/2nd District; [\$2,118,600]; Local Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Professional Service Agreement (PSA) from the lowest responsive/responsible vendor, Softscapes Corporation, based on competitive bids for landscape services administered by the Transportation Department within the City of Jurupa Valley; and
2. Authorize the Chairman of the Board to execute the agreement on behalf of the County of Riverside and with the option to renew annually for up to two (2) additional extensions; and
3. Authorize the Director of Transportation and Land Management, or his designee, to approve the optional extensions to the agreement.

[Signature]

Patricia Romo
 Assistant Director of Transportation
 for Juan C. Perez
 Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 423,720	\$ 423,720	\$ 2,118,600	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: City of Jurupa Valley L&LMD 89-1-C (100%).
 There are no General Funds used in this project.

Budget Adjustment: No
 For Fiscal Year: 14/15-18/19

C.E.O. RECOMMENDATION:

APPROVE
 BY: Rohini Dasika
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added
 Change Order

A-30
 4/5 Vote

Prev. Agn. Ref.: | District: 2/2 | Agenda Number:

3-36

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Approval of a Professional Service Agreement for Landscape Maintenance Services for the Transportation Department Pertaining to L&LMD 89-1-C Zones Located in the City of Jurupa Valley, 2nd/2nd District; [\$2,118,600]; Local Funds 100%.

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BACKGROUND

Summary

Currently the Transportation Department is the Landscaping and Lighting Maintenance District 89-1-Consolidated (L&LMD 89-1-C) administrator for the City of Jurupa Valley. The Transportation Department issued a formal Request for Quote (RFQ) 44-135-2014 and advertised on the Transportation Department's website for Landscape Maintenance Services. Four (4) vendors met with County of Riverside (County) staff onsite for a mandatory pre-bid meeting. Four (4) responses were received with a cost range of \$385,200 to \$493,200 per year. Softscapes Corporation, based in Orange, CA, was the lowest responsive/responsible bidder at \$385,200 annually and provided a quote to fulfill the necessary requirements mandatory for landscaping services. This bid includes prevailing wage rates. Representatives from the Transportation Department reviewed all quotes and recommended that the lowest vendor, Softscapes Corporation, receive the award. Softscapes Corporation has reached out to some of the seasoned employees from the former landscape contractor, who would otherwise have been laid off, and offered employment to assist in the transition to make it as seamless as possible.

The annual amount of \$423,720 includes a contractual contingency amount not to exceed \$38,520 (10%) annually for costs outside the scope of regular landscape maintenance scope of service, including, but not limited to, irrigation improvements to decrease water waste and increase irrigation efficiency, broken sprinklers, plant replacement, damage due to vandalism, and auto accidents. The Contractor shall submit a written request to the County for any costs outside regular maintenance described in Exhibits A and B of the Professional Services Agreement. The Contractor understands and agrees that costs shall not be incurred against the contingency without prior written authorization from the County.

The period of performance shall be for three (3) years and continue in effect through June 30, 2017, with the option to renew for two (2) additional one (1)-year increments for a final completion date of June 30, 2019, unless terminated earlier. The County is not obligated to purchase any specified amount of services and has the option to terminate this agreement without cause upon thirty (30) days written notice to the Contractor.

Impact on Residents and Businesses

This agreement allows for the continuation of landscape maintenance services that help improve the appearance and aesthetics of the community, specifically along three (3) major corridors within the City of Jurupa Valley. LMD Zone 4 is the Limonite Avenue landscaped median and parkway through Indian Hills, Jurupa Hills, and into Pedley. LMD Zone 14 encompasses the Armstrong Road and Sierra Avenue area of Sunnyslope where two (2) major entryways are located into the City of Jurupa Valley. LMD Zone 16 is the Mission Boulevard median and parkways through Rubidoux, which extends from the Santa Ana River to Valley Way, and is also a major entry into the City of Jurupa Valley.

SUPPLEMENTAL:

Additional Fiscal Information

Each project will be invoiced by the Contractor separately as these projects cannot comingle funds.

The costs associated with this project come from property tax assessments through the City of Jurupa Valley L&LMD 89-1-C, zone specific.

Contract History and Price Reasonableness

Historically the four (4) separate projects included in RFQ 44-135-2014 would have been bid, procured, and awarded separately, often to different landscape contractors. Three (3) of the four (4) projects are extremely large and require some degree of attention every weekday. By combining these projects under a single bid and agreement, resources are available to address most concerns on any of the four (4) projects generally the same day, Monday through Friday. Having a single contractor in the area will likely decrease response time to

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landscape maintenance concerns, irrigation/water issues, and allow additional work on the sites as needed. The current prices are reasonable and within budget.

PROFESSIONAL SERVICE AGREEMENT

for

LANDSCAPE MAINTENANCE SERVICES

(for LMD Zones 4, 14, 16, & 34)

between

COUNTY OF RIVERSIDE

and

SOFTSCAPES CORPORATION



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This Agreement, made and entered into this ____ day of _____, 2014, by and between SOFTSCAPES CORPORATION, (herein referred to as "CONTRACTOR"), and the COUNTY OF RIVERSIDE, a political subdivision of the State of California, (herein referred to as "COUNTY").

WHEREAS, Government Code Section 31000 et. Seq authorizes the COUNTY to contract for services with a person who is trained and experienced, and who is competent to perform the services required; and

WHEREAS, CONTRACTOR has the expertise, special skills, knowledge and experience to perform the duties set out herein

NOWHEREFORE, in consideration of the mutual covenants contained herein, the parties do hereby agree as follows:

1. Description of Services

1.1 CONTRACTOR shall provide all services as outlined and specified in Exhibit A, Scope of Services, consisting of sixteen (16) pages at the prices stated in Exhibit B, Payment Provisions, consisting of one (1) page.

1.2 CONTRACTOR represents that it has the skills, experience, and knowledge necessary to fully and adequately perform under this Agreement and the COUNTY relies upon this representation. CONTRACTOR shall perform to the satisfaction of the COUNTY and in conformance to and consistent with the highest standards of firms/professionals in the same discipline in the State of California.

1.3 CONTRACTOR affirms this it is fully apprised of all of the work to be performed under this Agreement; and the CONTRACTOR agrees it can properly perform this work at the prices stated in Exhibit B. CONTRACTOR is not to perform services or provide products outside of the Agreement.

1.4 Acceptance by the COUNTY of the CONTRACTOR's performance under this Agreement does not operate as a release of CONTRACTOR's responsibility for full compliance with the terms of this Agreement.

1.5 All agents, employees or subcontractors, of CONTRACTOR doing work for COUNTY shall sign an Independent Contractor Agreement, in a form proscribed by COUNTY, acknowledging their status as independent contractors before commencing any work for COUNTY pursuant to this Agreement or any particular Work Assignment.

2. Period of Performance

2.1 This Agreement shall be effective upon signature of this Agreement by both parties and continue in effect through June 30, 2017 with the option to renew for two (2) additional one (1) year increments for a final completion date of June 30, 2019, unless terminated earlier. CONTRACTOR shall commence performance upon signature of this Agreement by both parties and shall diligently and continuously perform thereafter. The Riverside County Board of Supervisors is the only authority that may obligate the County for a non-cancelable multi-year agreement.

3. Compensation

3.1 The COUNTY shall pay the CONTRACTOR for services performed, products provided and expenses incurred in accordance with the terms of Exhibit B, Payment Provisions. Maximum payments by COUNTY to CONTRACTOR shall not exceed \$423,720 (four-hundred twenty-three thousand seven hundred twenty dollars and zero- cents) annually including all expenses. The COUNTY is not responsible for any fees or costs incurred above or beyond the contracted amount and shall have no obligation to purchase any specified amount of services or products. Unless otherwise specifically stated in Exhibit B, COUNTY shall not be responsible for payment of any of CONTRACTOR's expenses related to this Agreement.

3.1.1 This agreement includes a contractual contingency of 10% (\$38,520) for costs outside the scope of regular landscape maintenance scope of service, including but not limited to irrigation improvements to decrease water waste and increase irrigation efficiency, broken sprinklers, plant replacement, damage due to vandalism and auto accidents. Contractor shall submit a written request to County for any costs outside regular maintenance described in Exhibit A & B. Contractor understands and agrees that costs shall not be incurred against the contingency without prior written authorization from the County Of Riverside.

3.2 No price increases will be permitted during the first year of this Agreement. The COUNTY requires written proof satisfactory to COUNTY of cost increases prior to any approved price adjustment. After the first year of the award, a minimum of 30-days advance notice in writing is required to be considered and approved by COUNTY. No retroactive price adjustments will be considered. Any price increases must be stated in a written amendment to this Agreement. The net dollar amount of profit will remain firm during the period of the Agreement. Annual increases shall not exceed the Consumer Price Index- All Consumers, All Items - Greater Los Angeles, Riverside and Orange County areas for CPI-U (which is also used for annual assessment increases) and be subject to satisfactory performance review by the COUNTY and approved (if needed) for budget funding by

the Board of Supervisors. The annual contract increase shall not exceed the percentage of the annual assessment increase, if any.

3.3 CONTRACTOR shall be paid only in accordance with an invoice submitted to COUNTY by CONTRACTOR within fifteen (15) days from the last day of each calendar month, and COUNTY shall pay the invoice within thirty (30) working days from the date of receipt of the invoice. Payment shall be made to CONTRACTOR only after services have been rendered or delivery of materials or products, and acceptance has been made by COUNTY. Prepare invoices in duplicate. For this Agreement, send the original and duplicate copies of invoices to:

TLMA - TRANSPORTATION DEPARTMENT
ATTN: MARK P HUGHES
4080 LEMON STREET, 8th FLOOR
RIVERSIDE, CA 92501

- a) Each invoice shall contain a minimum of the following information: invoice number and date; remittance address; bill-to and ship-to addresses of ordering department/division; Agreement number (TLARC#); quantities; item descriptions, unit prices, extensions, sales/use tax if applicable, and an invoice total.
- b) Invoices shall be rendered monthly in arrears.

3.4 The COUNTY obligation for payment of this Agreement beyond the current fiscal year end is contingent upon and limited by the availability of COUNTY funding from which payment can be made. No legal liability on the part of the COUNTY shall arise for payment beyond June 30 of each calendar year unless funds are made available for such payment. In the event that such funds are not forthcoming for any reason, COUNTY shall immediately notify CONTRACTOR in writing; and this Agreement shall be deemed terminated, have no further force, and effect.

4. Alteration or Changes to the Agreement

4.1 The Board of Supervisors and the COUNTY Purchasing Agent and/or his designee is the only authorized COUNTY representatives who may at any time, by written order, alter this Agreement. If any such alteration causes an increase or decrease in the cost of, or the time required for the performance under this Agreement, an equitable adjustment shall be made in the Agreement price or delivery schedule, or both, and the Agreement shall be modified by written amendment accordingly.

4.2 Any claim by the CONTRACTOR for additional payment related to this Agreement shall be made in writing by the CONTRACTOR within 30 days of when the CONTRACTOR has or should have notice of any actual or claimed change in the work, which results in additional and unanticipated cost to the CONTRACTOR. If the COUNTY Purchasing Agent decides that the facts provide sufficient justification, he may authorize additional payment to the CONTRACTOR pursuant to the claim. Nothing in this section shall excuse the CONTRACTOR from proceeding with performance of the Agreement even if there has been a change.

5. Termination

5.1. COUNTY may terminate this Agreement without cause upon 30 days written notice served upon the CONTRACTOR stating the extent and effective date of termination.

5.2 COUNTY may, upon five (5) days written notice, terminate this Agreement for CONTRACTOR's default, if CONTRACTOR refuses or fails to comply with the terms of this Agreement or fails to make progress to endanger performance and does not immediately cure such failure. In the event of such termination, the COUNTY may proceed with the work in any manner deemed proper by COUNTY.

5.3 After receipt of the notice of termination, CONTRACTOR shall:

- (a) Stop all work under this Agreement on the date specified in the notice of termination; and
- (b) Transfer to COUNTY and deliver in the manner as directed by COUNTY any materials, reports or other products, which, if the Agreement had been completed or continued, would have been required to be furnished to COUNTY.

5.4 After termination, COUNTY shall make payment only for CONTRACTOR's performance up to the date of termination in accordance with this Agreement and at the rates set forth in Exhibit B.

5.5 CONTRACTOR's rights under this Agreement shall terminate (except for fees accrued prior to the date of termination) upon dishonesty or a willful or material breach of this Agreement by CONTRACTOR; or in the event of CONTRACTOR's unwillingness or inability for any reason whatsoever to perform the terms of this Agreement. In such event, CONTRACTOR shall not be entitled to any further compensation under this Agreement.

5.6 The rights and remedies of COUNTY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or this Agreement.

6. Ownership/Use of Contract Materials and Products

The CONTRACTOR agrees that all materials, reports or products in any form, including electronic, created by CONTRACTOR for which CONTRACTOR has been compensated by COUNTY pursuant to this Agreement shall be the sole property of the COUNTY; and may be used by the COUNTY for any purpose COUNTY deems to be appropriate, including, but not limit to, duplication and/or distribution within the COUNTY or to third parties. CONTRACTOR agrees not to release or circulate in whole or part such materials, reports, or products without prior written authorization of the COUNTY.

7. Conduct of Contractor

7.1 The CONTRACTOR covenants that it presently has no interest, including, but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with CONTRACTOR's performance under this Agreement. The CONTRACTOR further covenants that no person or subcontractor having any such interest shall be employed or retained by CONTRACTOR under this Agreement. The CONTRACTOR agrees to inform the COUNTY of all the CONTRACTOR's interests, if any, which are or may be perceived as incompatible with the COUNTY's interests.

7.2 The CONTRACTOR shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom the CONTRACTOR is doing business or proposing to do business, in accomplishing the work under this Agreement.

7.3 The CONTRACTOR or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.

8. Inspection of Service; Quality Control/Assurance

8.1 All performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Agreement) shall be subject to inspection and test by the COUNTY or other regulatory agencies at all times. The CONTRACTOR shall provide adequate cooperation to any inspector or other COUNTY representative to permit him/her to determine the CONTRACTOR's conformity with the terms of this Agreement. If any services performed or products provided by CONTRACTOR are not in conformance with the terms of this Agreement, the COUNTY shall have the right to require the CONTRACTOR to perform the services or provide the products in conformance with the terms of the Agreement at no additional cost to the COUNTY. When the services to

be performed or the products to be provided are of such nature that the difference cannot be corrected, the COUNTY shall have the right to: (1) require the CONTRACTOR immediately to take all necessary steps to ensure future performance in conformity with the terms of the Agreement; and/or (2) reduce the Agreement price to reflect the reduced value of the services performed or products provided. The COUNTY may also terminate this Agreement for default and charge to CONTRACTOR any costs incurred by the COUNTY because of the CONTRACTOR's failure to perform.

8.2 CONTRACTOR shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Agreement; and shall permit a COUNTY representative or other regulatory official to monitor, assess, or evaluate CONTRACTOR's performance under this Agreement at any time upon reasonable notice to CONTRACTOR.

9. Independent Contractor

9.1 The CONTRACTOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CONTRACTOR (including its employees, agents, and subcontractors) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and CONTRACTOR shall hold COUNTY harmless from any and all claims that may be made against COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the parties that CONTRACTOR in the performance of this Agreement is subject to the control or direction of COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

9.2 CONTRACTOR shall provide and maintain, throughout the term of this Agreement, their own workspace, tools, equipment and supplies necessary to perform the duties set forth under this Agreement. Notwithstanding the foregoing, COUNTY may, in its sole discretion, and with its prior written consent, provide access to COUNTY facilities, offices or meeting rooms during regular work hours for meetings, conferences or other work of CONTRACTOR.

9.3 CONTRACTOR has the right to perform services for other clients during the term of this Agreement as long as such services are not in direct conflict with the services provided to COUNTY.

10. Subcontract for Work or Services

No contract shall be made by the CONTRACTOR with any other party for furnishing any of the work or services under this Agreement without the prior written approval of the COUNTY; but this provision shall not require the approval of contracts of employment between the CONTRACTOR and personnel assigned under this Agreement, or for parties named in the proposal and agreed to under this Agreement.

11. Disputes

11.1 The parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the parties. Any dispute relating to this Agreement, which is not resolved by the parties, shall be decided by the COUNTY's Purchasing Department's Compliance Contract Officer who shall furnish the decision in writing. The decision of the COUNTY's Compliance Contract Officer shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith. The CONTRACTOR shall proceed diligently with the performance of this Agreement pending the resolution of a dispute.

11.2 Prior to the filing of any legal action related to this Agreement, the parties shall be obligated to attend a mediation session in Riverside County before a neutral third party mediator. A second mediation session shall be required if the first session is not successful. The parties shall share the cost of the mediations.

12. Licensing and Permits

CONTRACTOR shall comply with all State or other licensing requirements, including but not limited to the provisions of Chapter 9 of Division 3 of the Business and Professions Code. All licensing requirements shall be met at the time proposals are submitted to the COUNTY. CONTRACTOR warrants that it has all necessary permits, approvals, certificates, waivers and exemptions necessary for performance of this Agreement as required by the laws and regulations of the United States, the State of California, the County of Riverside and all other governmental agencies with jurisdiction, and shall maintain these throughout the term of this Agreement.

13. Use By Other Political Entities

The CONTRACTOR agrees to extend the same pricing, terms, and conditions as stated in this Agreement to each and every political entity, special district, and related non-profit entity in Riverside County. It is understood that other entities shall make purchases in their own name, make direct payment, and be liable directly to the CONTRACTOR; and COUNTY shall in no way be responsible to CONTRACTOR for other entities' purchases.

14. Non-Discrimination

CONTRACTOR shall not be discriminate in the provision of services, allocation of benefits, accommodation in facilities, or employment of personnel on the basis of ethnic group identification, race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex in the performance of this Agreement; and, to the extent they shall be found to be applicable hereto, shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code 12900 et. seq), the Federal Civil Rights Act of 1964 (P.L. 88-352), the Americans with Disabilities Act of 1990 (42 U.S.C. S1210 et seq.) and all other applicable laws or regulations.

15. Records and Documents

CONTRACTOR shall make available, upon written request by any duly authorized Federal, State, or COUNTY agency, a copy of this Agreement and such books, documents and records as are necessary to certify the nature and extent of the CONTRACTOR's costs related to this Agreement. All such books, documents and records shall be maintained by CONTRACTOR for at least five years following termination of this Agreement and be available for audit by the COUNTY. CONTRACTOR shall provide to the COUNTY reports and information related to this Agreement as requested by COUNTY.

16. Confidentiality

16.1 The CONTRACTOR shall not use for personal gain or make other improper use of privileged or confidential information which is acquired in connection with this Agreement. The term "privileged or confidential information" includes but is not limited to: unpublished or sensitive technological or scientific information; medical, personnel, or security records; anticipated material requirements or pricing/purchasing actions; COUNTY information or data which is not subject to public disclosure; COUNTY operational procedures; and knowledge of selection of contractors, subcontractors or suppliers in advance of official announcement.

16.2 The CONTRACTOR shall protect from unauthorized disclosure names and other identifying information concerning persons receiving services pursuant to this Agreement, except for general statistical information not identifying any person. The CONTRACTOR shall not use such information for any purpose other than carrying out the CONTRACTOR's obligations under this Agreement. The CONTRACTOR shall promptly transmit to the COUNTY all third party requests for disclosure of such information. The CONTRACTOR shall not disclose, except as otherwise specifically permitted by this Agreement or authorized in advance in writing by the COUNTY, any such information to anyone other than the COUNTY. For purposes of this paragraph, identity shall include, but not be limited to, name, identifying number, symbol, or other identifying particular assigned to the individual, such as finger or voice print or a photograph.

17. Administration/Contract Liaison

The COUNTY Purchasing Agent, or designee, shall administer this Agreement on behalf of the COUNTY. The Purchasing Department is to serve as the liaison with CONTRACTOR in connection with this Agreement.

18. Notices

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

COUNTY OF RIVERSIDE:
 TLMA – TRANSPORTATION DEPT
 ATTN: MARK P HUGHES
 4080 LEMON STREET, 8th FLOOR
 RIVERSIDE, CA 92501

CONTRACTOR:
 SOFTSCAPES CORPORATION
 ATTN: HUMBERTO C. VARGAS
 2157 N. BATAVIA STREET
 ORANGE, CA 92865

19. Force Majeure

If either party is unable to comply with any provision of this Agreement due to causes beyond its reasonable control, and which could not have been reasonably anticipated, such as acts of God, acts of war, civil disorders, or other similar acts, such party shall not be held liable for such failure to comply.

20. EDD Reporting Requirements

In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form **DE 542** to the

Employment Development Department. The CONTRACTOR agrees to furnish the required data and certifications to the COUNTY within 10 days of notification of award of Agreement when required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. Failure of the CONTRACTOR to timely submit the data and/or certificates required may result in the contract being awarded to another contractor. In the event a contract has been issued, failure of the CONTRACTOR to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of Agreement. If CONTRACTOR has any questions concerning this reporting requirement, please call (916) 657-0529. CONTRACTOR should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under "Employment Development Department" or access their Internet site at www.edd.ca.gov.

21. Hold Harmless/Indemnification

21.1 CONTRACTOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability whatsoever, based or asserted upon any services of CONTRACTOR, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of CONTRACTOR, its officers, employees, subcontractors, agents or representatives Indemnitors from this Agreement. CONTRACTOR shall defend, at its sole expense, all costs, and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

21.2 With respect to any action or claim subject to indemnification herein by CONTRACTOR, CONTRACTOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes CONTRACTOR'S indemnification to Indemnitees as set forth herein.

21.3 CONTRACTOR'S obligation hereunder shall be satisfied when CONTRACTOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

21.4 The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

21.5 In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.

21.6 CONTRACTOR further agrees to indemnify and hold harmless Indemnitees from all liability arising from suits, claims, demands, actions, or proceedings made by agents, employees or subcontractors of CONTRACTOR for salary, wages, compensation, health benefits, insurance, retirement or any other benefit not explicitly set forth in this Agreement and arising out of work performed for COUNTY pursuant to this Agreement or any Work Assignment.

22. Insurance

22.1 Without limiting or diminishing the CONTRACTOR'S obligation to indemnify or hold the COUNTY harmless, CONTRACTOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

A. Workers' Compensation:

If the CONTRACTOR has employees as defined by the State of California, the CONTRACTOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of The County of Riverside.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of CONTRACTOR'S

performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then CONTRACTOR shall maintain liability insurance for all owned, non-owned, or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insureds.

D. Professional Liability: Contractor shall maintain Professional Liability Insurance providing coverage for the Contractor's performance of work included within this Agreement, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If Contractor's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and CONTRACTOR shall purchase at his sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that CONTRACTOR has Maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) will continue as long as the law allows.

E. General Insurance Provisions - All lines:

1) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

2) The CONTRACTOR must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the County's Risk Manager, CONTRACTOR'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

3) CONTRACTOR shall cause CONTRACTOR'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CONTRACTOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

4) It is understood and agreed to by the parties hereto that the CONTRACTOR'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

5) If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of work; or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CONTRACTOR has become inadequate.

6) CONTRACTOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

7) The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

8) CONTRACTOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

23. General

23.1 CONTRACTOR shall not delegate or assign any interest in this Agreement, whether by operation of law or otherwise, without the prior written consent of COUNTY. Any attempt to delegate or assign any interest herein shall be deemed void and of no force or effect.

23.2 Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of this Agreement.

23.3 In the event the CONTRACTOR receives payment under this Agreement, which is later disallowed by COUNTY for nonconformance with the terms of the Agreement, the CONTRACTOR shall promptly refund the disallowed amount to the COUNTY on request; or at its option the COUNTY may offset the amount disallowed from any payment due to the CONTRACTOR.

23.4 CONTRACTOR shall not provide partial delivery or shipment of services or products unless specifically stated in the Agreement.

23.5 CONTRACTOR shall not provide any services or products subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by a third party. The CONTRACTOR warrants that it has good title to all materials or products used by CONTRACTOR or provided to COUNTY pursuant to this Agreement, free from all liens, claims, or encumbrances.

23.6 Nothing in this Agreement shall prohibit the COUNTY from acquiring the same type or equivalent equipment, products, materials or services from other sources, when deemed by the COUNTY to be in its best interest. The COUNTY reserves the right to purchase more or less than the quantities specified in this Agreement.

23.7 The COUNTY agrees to cooperate with the CONTRACTOR in the CONTRACTOR's performance under this Agreement, including, if stated in the Agreement, providing the CONTRACTOR with reasonable facilities and timely access to COUNTY data, information, and personnel.

23.8 CONTRACTOR shall comply with all applicable Federal, State and local laws and regulations. CONTRACTOR will comply with all applicable COUNTY policies and procedures. In the event that there is a conflict between the various laws or regulations that may apply, the CONTRACTOR shall comply with the more restrictive law or regulation.

23.9 CONTRACTOR shall comply with all air pollution control, water pollution, safety and health ordinances, statutes, or regulations, which apply to performance under this Agreement.

23.10 CONTRACTOR shall comply with all requirements of the Occupational Safety and Health Administration (OSHA) standards and codes as set forth by the U.S. Department of Labor and the State of California (Cal/OSHA).

23.11 This Agreement shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in Riverside, California, and the parties waive any provision of law providing for a change of venue to another location. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

23.12 This Agreement, including any attachments or exhibits, constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. This Agreement may be changed or modified only by a written amendment signed by authorized representatives of both parties.

COUNTY:

Board of Supervisors
County Administration Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501

Signature: _____

Print Name: _____

Title: Chairman of the Board of Supervisors

Dated: _____

CONTRACTOR:

Softscapes Corporation
2157 N. Batavia Street
Orange, CA 92865

Signature: _____ 

Print Name: Humberto C. Vargas

Title: President, Softscapes Corporation

Dated: 11/18/14

EXHIBIT A - SCOPE OF SERVICE

1.00 RFQ Scope of Service and Project Location for Zones 4, 14, 16, & 34

Bidders are expected to meet and exceed the Scope of Service in its entirety.

1.01 Prevailing Wage

Pursuant to the labor code, the governing board of the owner has obtained from the Director of the Department of Industrial Relations, State of California, his/her determination of general prevailing rates of per diem wages applicable to the work, and for holiday and overtime work, including employer payments for health and welfare, pension, vacation, and similar purposes, as set forth on the schedule which is on file at the principal office of the Owner, and which will be made available to any interested person upon request.

Contractor shall be responsible for determining and validating Prevailing Wage rates and assigning proper classifications for such. The County shall not be held responsible for providing classification and compensation information regarding Prevailing Wage information.

Contractor's Requirements: For all repair/new installation/maintenance work at these locations, the successful contractor must adhere to the following:

- A. Contractor and/or Sub-contractors (upon County approval) must possess the proper Contractors license issued by the State of California for each craft or type of workman or mechanic needed to execute the contract.
- B. Provide to the TLMA Purchasing Department and/or the Transportation Department a certificate of liability insurance form listing "the County of Riverside" as additional insured and proof of Worker's Compensation Insurance for their employees.
- C. Pay their employees the general prevailing rate of wages for each craft or type of workman or mechanic needed to execute the contract.
- D. Submit certified payroll per form DLSE Form A-1-131
available at: <http://www.dir.ca.gov/dlse/DLSEFormA-1-131.pdf>
(A form may be created to meet existing payroll period such as: every two weeks, twice monthly, and must include all the information on the State Form. However signed State certification page must be submitted.)

- E. Certified payroll may not lag more than 40 days behind current calendar day (30 day buffer to submit certified payroll).

1.02 General Requirements and Notes

(All of the following are to be considered within the blended monthly rate.)

Meet prevailing wage requirements as set forth in Section 2.02.

- A. Furnish all necessary legal transportation, permits, business licenses (City/County), insurance and taxes, in their performance of the scope of services.
- B. Provide all labor, materials, tools, equipment, traffic control, fuel, and supervision necessary to maintain the landscaping and irrigation systems as required.
- C. Schedule work during normal working hours, Monday thru Friday, 7:00 A.M. to 5:00 P.M. Prior approval by the appropriate Transportation Department staff is required for any and all work outside normal working hours, with the exception of emergency situations. Do not schedule or plan on performing landscape or irrigation maintenance on Saturdays or Sundays.
- D. **JOB SITE** – It shall be the bidder’s responsibility to visit the job site to check any conditions that may affect their bid. The bidder shall carefully examine the site and shall familiarize themselves with all existing conditions, factors and items within, the scope of the work. Claims for allowances due to Contractor’s error or negligence, in acquainting themselves with the site, shall not be recognized. By the Contractor’s act of submitting a bid, the contractor acknowledges that they have informed themselves of all conditions. By the act of signing the bid, the bidder will be deemed to have made such an examination and to have accepted such conditions, and to have made allowance therefore in preparing there figure to provide a complete and operable system as shown and/or specified.
- E. **DRESS CODE AND APPEARANCE** – The Contractor shall be required to provide uniforms, with the company name imprinted on them, for the contracted personnel. Contracted personnel shall wear uniforms, at all times, when on Landscaping and Lighting Maintenance District 89-1-C (L&LMD 89-1-C) projects.
- F. **TRAFFIC CONTROL** - Traffic Control is the sole responsibility of the Contractor. Additional traffic control may be required if existing traffic control is deemed insufficient.
- G. **VEHICLE LABELING** – The Contractor shall provide company name, telephone number, and Contractor’s License number on all vehicles working on L&LMD 89-1-C projects. Labeling maybe permanent or temporary.

- H. VEHICLE SAFETY – The Contractor shall provide on their onsite vehicles a ‘backup warning device’ that operates automatically while the vehicle is backing, such as a buzzard, bell, horn, etc. Vehicles should be parked in such a manner as not to create confusion, a hazard, or block signage. The Contractor shall provide on all of their vehicles a high-intensity rotating, flashing, oscillating or strobe light on their vehicles. Vehicle hazard warning signals may be used to supplement the above required lighting, but not as a replacement. Vehicles shall be in good working order, safe, legally registered to the Company, well maintained, and good in appearance.
- I. VEHICLE OCCUPANCY – Contractor shall not exceed passenger vehicle occupancy safety ratings.
- J. LICENSING – SHALL MAINTAIN AND SHALL PROVIDE A COPY OF EACH OF THE FOLLOWING LICENSES:
1. The Contractor shall have a current and valid California Landscape (C-27) Contractor’s License;
 2. A current and valid copy of the Contractor’s Qualified Applicator License (QAL) including “B” & “C” Categories from a full-time permanent employee on staff;
 3. A current and valid copy of the Pest Control Business License issued to the company performing the landscape work and must have the Pest Control Business License registered with the Riverside County Agriculture Commissioner. A Pest Control Business License is required due to the right-of-way conditions and common public areas. See Exhibit 4. More information is available at:
<http://www.cdpr.ca.gov/docs/license/lictypes.htm>
 4. The County of Riverside Transportation Department may request copies of all chemical/pesticide/herbicide monthly reports (pest control records and/or pesticide use reports) at any time for any reason. Contractor shall maintain to date, daily reports as required by the State and/or County requirements.
- K. INSURANCE – SHALL MAINTAIN AND SHALL PROVIDE A COPY OF EACH OF THE FOLLOWING CERTIFICATES:
1. Provide a copy of a Certificate of Current Liability Insurance (min \$1,000,000 per occurrence);
 2. Provide a copy of a Certificate of Current Automobile Liability Insurance (min \$1,000,000 per occurrence);

3. Provide a copy of a Certificate of Current Workers Comp. and Employers Liability Insurance (min \$1,000,000 per occurrence).
 4. Contractor shall indemnify and hold harmless the County of Riverside as noted in General Conditions - Personal/Professional Service.
- L. STANDARDS – All tree, shrub, and other woody plant work shall be completed in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections).
- M. DETAILS – All work, including Maintenance (M-Series), Planting (P-Series), Irrigation (G, I, R-Series), and Electrical (E-Series) shall follow current L&LMD Standard details located here: <http://retlma.org/trans/Land-Development/Special-Assessment-Districts/Landscape-Guidelines-and-Standards> .
- N. SPECIFICATIONS – All Items noted with Scope of Service.
- O. EMERGENCY SERVICES – The Contractor shall make available emergency service on a 24 hour a day, seven day per week basis.
- P. COMMUNICATION – At least one (1) worker from any field crew shall be able to effectively communicate with County Inspector. Owner/Manager/Maintenance Supervisor shall return phone calls and emails within 24 hours, unless previous approved arrangements are made.

1.03 Quality Assurance/Inspection

- A. All performance (which includes services, workmanship, materials, supplies and equipment furnished or utilized in the performance of this Scope of Service) shall be subject to inspection and test by the County or other regulatory agencies at all times. The Contractor shall provide adequate cooperation to any inspector or other County representative to permit him/her to determine the Contractor's conformity with the terms of this Scope of Service. If any services performed or products provided by Contractor are not in conformance with this Scope of Service, the County shall have the right to require the Contractor to perform the services or provide the products in conformance with the terms of this Scope of Service at no additional cost to the County. When the services to be performed or the products to be provided are of such nature that the difference cannot be corrected, the County shall have the right to: (1) require the Contractor immediately to take all necessary steps to ensure future performance in conformity with the terms of this Scope of Service; and/or (2) reduce the price (including monthly maintenance cost) to reflect the reduced value of the services performed or products

- provided. The County may also terminate the Contract as a result of default and charge to Contractor any costs incurred by the County because of the Contractor's failure to perform.
- B. Contractor shall establish adequate procedures for self-monitoring and quality control and assurance to ensure proper performance under this Scope of Service; and shall permit a County representative or other regulatory official to monitor, assess or evaluate Contractor's performance under this Scope of Service at any time with/without reasonable notice to Contractor.
 - C. The Contractor shall use an adequate number of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of all work contained in these specifications. County may request Contractor's personnel be removed from the site without explanation or reason. Such personnel shall be allowed to work the rest of the day, but must be replaced by the next day or next service day, whichever is sooner.
 - D. The Contractor shall acknowledge a "Landscape Site Report" (Report) and the comments noted on Report. Contractor shall work diligently to perform/repair/replace items noted on Report. Contractor or contractor's representative shall sign the Report as acknowledged and with a completion date to address all issues on Report. Items noted on the Report that Contractor deems as extras shall be addressed through LMD Administration prior to completing noted item. Report shall be considered correspondence between the County and Contractor. Report shall also be a Landscape Maintenance Evaluation Checklist as needed.

1.04 Safety

- A. Contractor shall be solely responsible for the condition of the premises on which the work is performed and for safety of the premises on which the work is performed. This requirement shall not be limited to normal working hours, but shall apply continuously.
- B. Contractor shall conform to all governing safety regulations.
- C. Contractor is not authorized to block a traffic lane unless all legal traffic control measures are in place, and the County has been notified of the intended closure 72 hours in advance.
- D. Contractor shall not trespass, perform illegal activities, or walk on top of walls.
- E. Contractor shall be in compliance with Approved American National Standard (ANSI) Z133.1-2006 Standards while working/participating in horticulture work.
- F. Contractor shall use ladders in a safe and responsible manner.

- G. Contractor shall be responsible for the proper education of their employees on all equipment used by the employees. Contractor shall perform annual safety instruction.
- H. Whenever herbicides are used, Contractor shall apply when air currents are still to prevent herbicide drift onto adjacent property, and to prevent any toxic exposure to persons whether or not they are in or on the grounds. Damage to adjacent formal plant material deemed to be damaged by herbicide use will be replaced by the Contractor, at the Contractors' expense.
- I. County (LMD/Transportation) Staff reserves the right to enforce proper chemical applications in the use of pesticides, herbicides, pre- and post-emergents. Procedures known to be in violation will be reported and chemical application will be suspended or terminated. Activity determined to be detrimental may be reported to the County Agricultural Commissioner for investigation.
- J. Contractor shall focus on spill prevention, spill control, and spill cleanup at all times while on L&LMD maintenance activities. Contractor shall practice safe storage practices of all chemicals and landscape products at all times while on L&LMD maintenance activities. Contractor shall readily cleanup any spills associated with their maintenance activities including: blowing excess fertilizer into a landscaped area only; preventing fuel spillage during refueling activities; seal leaking containers (glue & primer), etc.
- K. Pursuant to certification standards established by the Division of Apprenticeship Standards and the California Code of Regulations, Title 8, Section 290 through 296.4 state individuals working on electrical devices greater than 100 volts must have a State of California Electrical Certification. Landscape Contractor shall contact County to address Electrical issues greater than 100 volts.

1.05 Parkway Maintenance (ALL ZONES)

- A. The Contractor shall maintain all parkways in a weed-free condition. **All areas shall be checked on a weekly basis and any visible weeds shall be removed and / or sprayed with herbicide. ADJACENT plant material shall not be harmed with herbicides.**
- B. The Contractor shall maintain all parkways in a trash-free condition. **All areas shall be checked on a weekly basis and any visible trash shall be removed.**
- C. The Contractor shall control all pests and diseases, including rodents and snails at no additional cost to the County. Time and materials shall be all-inclusive in the monthly cost. This includes any existing pests and diseases. Bee hives may be removed at an additional expense.
- D. The Contractor shall trim any dead material from all shrubs, bushes, and groundcover to maintain a pleasing appearance at all times.

- E. The Contractor shall trim and edge all groundcover adjacent to all hardscape and around all trees (minimum 12” radius) and shrub trunks to maintain a pleasing appearance at all times. The Contractor shall trim plant groundcover materials at a minimum of 12” (1 foot) and at a 45 degree angle from all hardscape edges for ease in maintenance and optimum irrigation efficiency (drip distance may vary, and may not require 45 degree cut). This shall be completed by the first day of the second month of the following year the contract is established (i.e. February 1, 2015) and continue throughout the contract.
- F. The Contractor shall trim and edge around all fixed objects including fire hydrants, telephone poles, irrigation boxes, utilities fixtures, and other noticeable items. The contractor shall trim plant material back a minimum of 12” (1 foot) from all utilities and utility boxes in all planted areas and also at a 45 degree angle where groundcover is established. Any fines imposed from utility providers as a result of shrub or plant material over growth will be passed on to the maintaining contractor.
- G. The Contractor shall trim and keep all shrubs and bushes at reasonable height, species specific. Bushes and shrubs shall be maintained to prevent any line of sight conditions. Bushes and shrubs shall be maintained at least two blocks below the top of a block wall. Extreme pruning is not permitted. Natural appearance is preferred, avoid “balling” shrubs or unnecessarily “squaring off” plant material.
- H. All tree, shrub, and other woody plant work shall be completed in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections).
- I. Gutters, curbs, and sidewalks shall be cleaned off weekly and debris removed from the site. Gutters, curbs, and sidewalks shall be free of leaves, dirt, trash, and other non-beneficial items. Weeds between the pavement and gutter, gutter and sidewalk, and between sidewalk sections shall be removed weekly.
- J. Drainage facilities integrated within the landscaped area shall be kept clear and all trash and debris shall be removed weekly.
- K. Illegal signs (such as for sale signs, for rent signs, yard sale signs, or advertisements) shall be removed weekly and disposed of in the trash.
- L. *Zone 4 Detail – The general trimming cycle and schedule for shrubs and groundcover within Zone 4 shall be a complete loop complete within three (3) weeks during the fall/winter period of October 1 through March 1 and be five (5) weeks during the spring/summer period of March 1 through October 1.

- M. *Zone 14 Detail - The general trimming cycle and schedule for shrubs and groundcover within Zone 14 shall be a complete loop complete within two (2) weeks during the fall/winter period of October 1 through March 1 and be four (4) weeks during the spring/summer period of March 1 through October 1. Concrete swales adjacent to walk trails or sidewalks shall be cleaned weekly to insure proper flow.
- N. *Zone 16 Detail - The general trimming cycle and schedule for shrubs and groundcover within Zone 16 shall be a complete loop complete within three (3) weeks during the fall/winter period of October 1 through March 1 and be five (5) weeks during the spring/summer period of March 1 through October 1. This site shall be review twice a week for trash.
- O. *Zone 34 Detail - The general trimming cycle and schedule for shrubs and groundcover within Zone 34 shall be a complete loop complete within two (2) regardless of time of year.

1.06 Median Maintenance (Zones 4 & 16)

- A. The Contractor shall maintain all parkways in a weed-free condition. **All areas shall be checked on a weekly basis and any visible weeds shall be removed and / or sprayed with herbicide. ADJACENT plant material shall not be harmed with herbicides.**
- B. The Contractor shall maintain all parkways in a trash-free condition. **All areas shall be checked on a weekly basis and any visible trash shall be removed.**
- C. The Contractor shall control all pests and diseases, including rodents and snails at no additional cost to the County. Time and materials shall be all-inclusive in the monthly cost. This includes any existing pests and diseases. Bee hives may be removed at an additional expense.
- D. The Contractor shall trim any dead material from all shrubs, bushes, and groundcover to maintain a pleasing appearance at all times.
- E. The Contractor shall trim and edge all groundcover adjacent to all hardscape and around all trees (minimum 12" radius) and shrub trunks to maintain a pleasing appearance at all times. The Contractor shall trim plant groundcover materials at a minimum of 12" (1 foot) and at a 45 degree angle from all hardscape edges for ease in maintenance and optimum irrigation efficiency (drip distance may vary, and may not require 45 degree cut). This shall be completed by the first day of the second month of the following year the contract is established (i.e. February 1, 2015) and continue throughout the contract.
- F. The Contractor shall trim and edge around all fixed objects including fire hydrants, telephone poles, irrigation boxes, utilities fixtures, and other noticeable items. The contractor shall trim plant material back a minimum of 12" (1 foot) from all utilities and utility boxes in all planted

- areas and also at a 45 degree angle where groundcover is established. Any fines imposed from utility providers as a result of shrub or plant material over growth will be passed on to the maintaining contractor.
- G. The Contractor shall trim and keep all shrubs and bushes at reasonable height, species specific. Bushes and shrubs shall be maintained to prevent any line of sight conditions. Extreme pruning is not permitted. Natural appearance is preferred, avoid “balling” shrubs or unnecessarily “squaring off” plant material.
 - H. All tree, shrub, and other woody plant work shall be completed in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections).
 - I. Gutters, curbs, and maintenance walks shall be cleaned off weekly and debris removed from the site. Gutters, curbs, and maintenance walks shall be free of leaves, dirt, trash, and other non-beneficial items. Weeds between the pavement and gutter, gutter and curb, and between maintenance walk sections shall be removed weekly.
 - J. Drainage facilities integrated within the landscaped area shall be kept clear and all trash and debris shall be removed weekly.
 - K. Illegal signs (such as for sale signs, for rent signs, yard sale signs, or advertisements) shall be removed weekly and disposed of in the trash.
 - L. *Zone 4 Detail – The general trimming cycle and schedule for shrubs and groundcover within Zone 4 shall be a complete loop complete within three (3) weeks during the fall/winter period of October 1 through March 1 and be five (5) weeks during the spring/summer period of March 1 through October 1. Concrete swales within median shall be cleaned monthly and prior to rain events where precipitation is estimated to exceed .25”.
 - M. *Zone 16 Detail - The general trimming cycle and schedule for shrubs and groundcover within Zone 16 shall be a complete loop complete within three (3) weeks during the fall/winter period of October 1 through March 1 and be five (5) weeks during the spring/summer period of March 1 through October 1. This site shall be reviewed twice a week for trash.

1.07 Turf Maintenance (Zones 4 & 16)

- A. The Contractor shall mow and edge all turf areas **WEEKLY**, paying particular attention to adjacent hardscape, utility devices, trees and shrubs to achieve an overall even appearance.
- B. The Contractor shall over-seed any dead or bare areas to promote an overall pleasant appearance.

- C. The Contractor shall adjust the irrigation for the Turf areas to maintain health, appearance, public safety, and reducing vandalism.

1.08 Multi-Purpose Trail Maintenance (Zones 4 & 14)

- A. The Contractor shall maintain all multi-purpose trails in a weed free and trash free condition **WEEKLY**.
- B. The Contractor shall maintain a safe and level grade on all trails. Trails shall be raked / fine graded a minimum of 3 times per year.
- C. The Contractor shall apply pre-emergent and/or post-emergent herbicide on the trail to prevent and/or remove weeds. Mechanical response may be required if weeds are deemed “out of control”, at no additional cost to the County.
- D. Any patching or replacement of decomposed granite shall be of like kind to existing. An approved stabilizer product shall be used in order to maintain a compact and uniform surface.

1.09 Fencing (Zone 14)

- A. Contractor shall replace rails, caps with screws and posts with like white vinyl fencing/wood fencing/concrete fencing components on an as needed basis, at an additional cost.
- B. All new posts shall be placed in the same locations as the ones removed and back-filled with ready-mix concrete approximately 18 inches below grade level with clean soil placed on top, level with the ground/ **mounded or formed at the top of concrete to disperse water and to prevent excessive water saturation.**
- C. Contractor shall promptly clean-up any debris resulting from the fence repair/replacement operation. All debris from the fence repair/replacement operation shall be cleaned up each day before the work crew leaves the site.
- D. The work area shall be kept safe at all times until all operations are completed. Under no circumstances shall the accumulation of debris be allowed in a way that results in a hazard to the public.
- E. Damaged fencing shall be removed ASAP and properly disposed of at no additional cost to the County.

1.10 Tree Care

- A. Contractor shall control all pests and diseases, including rodents and snails at no additional cost to the County. Time and materials shall be all-inclusive in the monthly cost. This includes existing pests and diseases. Bee hives may be removed at an additional expense.

- B. Contractor shall remove damaged branches in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections), at no additional cost to the County.
- C. Contractor shall re-stake and support trees when necessary, stake and ties to be placed so no chafing of bark occurs. All work shall be in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections), at an additional cost to the County.
- D. Contractor shall check all guys and ties frequently to prevent girding.
- E. Contractor shall irrigate as required to maintain adequate growth rate and appearance.
- F. Contractor shall remove branches blocking street signs as needed. Contractor shall notify LMD staff if a tree is causing a known line of sight issue or blocking sign.
- G. Tree trimming above 12 feet will not be the responsibility of the Landscape Maintenance Contractor. Tree trimming shall be restricted to line of sight, low hanging branches, or other necessity (crown cleaning, thinning, raising). Any tree trimming shall be in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections).
- H. Tree Stake Removal: It shall be the responsibility of the contractor to remove all tree stakes under direction of the landscape inspector. The contractor may also remove tree stakes if it noticed that they are no longer serving their purpose as support to the tree, or if it is noticed that the tree stakes are impeding the growth or health of the tree.

1.11 Fertilization, Post-Emergent, and Pre-Emergent

- A. Plant material shall be fertilized according to their individual needs to maintain good health, vigor and color throughout the year.
- B. Fertilizers shall be applied a **minimum** of four (4) times a year.
- C. A slow release fertilizer shall be used.
- D. Fertilizers shall have a ratio of 3:1:1 or 3:1:2 and shall have a salt index level less than 50.
- E. Fertilization of plant material shall be in compliance with Approved American National Standard (ANSI) A300 Standards (all pertinent parts/sections).
- F. Manufacturer, type, amount and date of application shall appear on the invoice (as a No Charge) for the period at which it was applied.
- G. Contractor shall supply soils report(s) at cost to the County, at the County's request.
- H. Contractor shall apply a pre-emergent systemic herbicide throughout the project as needed or by the request of the County at no additional charge.

- I. Contractor shall apply a post-emergent systemic herbicide throughout the project as needed or by the request of the County at no additional charge.
- J. Whenever herbicides are used, Contractor shall apply when air currents are still to prevent herbicide drift onto adjacent property, and to prevent any toxic exposure to persons whether or not they are in or on the grounds.
- K. Contractor shall be responsible for any legal issues arising from the use of chemicals and their application. Contractor shall report any chemical based violations to the County and/or the Transportation Department.
- L. The cost for chemicals and their application is the responsibility of the Contractor.
- M. Contractor shall water in chemicals as needed. Drip applications may need to be watered in with a hose to clean off foliage and water in fertilizer. Chemical and fertilizer applications should try to coincide with rain events. Contractors shall also apply chemicals at the correct time of the year to minimize any turf/plant damage.

1.12 Irrigation

A. **The Contractor shall be responsible for all water costs.**

The Transportation Department will receive and pay for all water invoices and the Contractor shall reduce the monthly service invoice by the water invoice amount.

B. **The water costs must be included in your bid.**

For information regarding the average annual water costs for this project contact:

Mark P. Hughes, Principal Engineering Technician @ 951-955-6767

- C. The Contractor shall maintain the complete irrigation system in an operable condition.
- D. The Contractor shall adjust water application to compensate for changes in weather.

Irrigation systems shall be shut off when rain occurs, unless an automatic rain sensing device is installed on the system. If the controller is to be shut down, it is suggested that a “shut down window” (i.e. two days, three days, etc.) be programmed into the controller, opposed to a complete shut down. Valves shall be exercised at least once a month for a minimum of 3 minutes to maintain valve diagram health.

- E. The Contractor shall set run times for the irrigation system for the promotion of good health, vigor, and color throughout the year. Plant stress/decline presumed to be from lack of irrigation will be grounds for immediate termination of the contract. Existing controllers set up on ET based irrigation scheduling shall remain ET based (adjustable, weather based). Existing controllers ET based controllers not set up on ET shall be within six (6) months of the site being

- turned over to Contractor. Irrigation Technicians shall be familiar with ET, Precipitation rates (PR), Distribution uniformity (DU), flow rates, and other major irrigation terms and procedures.
- F. The Contractor shall make a dedicated effort not to overwater plant material and cause plant decline. Contractor shall make a dedicated effort to abide by Riv. Co. Ord. 859.2.
 - G. Irrigation efficiency shall not be decreased by any means. "VAN" type nozzles are not a substitution for "MPR" nozzles. Repair items shall be equal or of greater quality than original (including SAM, PRS, SAM-PRS heads).
 - H. No repairs over \$150.00 shall be performed without written prior approval from L&LMD administration. Unapproved repairs will be the responsibility of the Contractor. Contractor shall charge a reasonable wholesale price, and include tax within the item cost. Contractor shall use maps provided by the L&LMD to document locations of said repairs.
 - I. Irrigation labor shall be restricted to work done on the premises only. Providing parts and delivery are the responsibility of the Contractor.
 - J. Repair or replacement of equipment damaged as a result of the Contractor's negligence shall be repaired/replaced at the Contractor's expense. All repairs shall be made within one watering period.
 - K. Landscape Contractor on a weekly basis shall verify, inspect, clean and repair, as required, all irrigation heads for full coverage and efficiency adjustments. Inspections and repairs shall be made by an irrigation professional well versed with basic and advanced irrigation principles. Irrigation truck shall be equipped with irrigation tools and supplies to fix the most common sprinklers, valves, and other irrigation components with a standalone truck. It is not advised to have the maintenance crew perform advanced repairs and/or replacement.
 - L. Calsense controllers equipped with an RRe controller option shall only use an RRe remote to perform irrigation testing. This requirement establishes the water use into the correct water report.

1.13 General

- A. Leaves, paper, weeds, clippings and other debris shall be removed from landscaped areas and disposed of legally offsite by the Contractor. Contractor is not permitted to leave any clippings, trimmings, bags, or associated piles overnight.
- B. Contractor shall clean roadways and other areas dirtied by his maintenance operations. Contractor shall not blow any major or minor materials into the roadways at any time.
- C. Contractor shall clean sidewalks, curbs, and gutters weekly of debris and weeds.

- D. Contractor shall submit and maintain a current maintenance schedule for this and all L&LMD projects, to be updated as needed to maintain an accurate schedule.
- E. Contractor shall not wash down hardscape, sidewalks, curbs, and gutters with water in any instance the runoff would enter a storm drain or any other waterway. Contractors shall not wash down any equipment with water on any project where runoff would enter a storm drain or any other waterway. Proper cleaning of sidewalks, curbs, gutters, streets, and hardscape include raking, blowing, sweeping, and vacuuming. Remember - “ONLY RAIN IN THE STORM DRAIN”.
- F. Contractor shall furnish all labor and materials necessary to accomplish maintenance in accordance with foregoing specifications.
- G. If, during the effective period of this agreement, the Contractor violates any of the provisions of this contract or fails to properly provide the service required by this Contract, the L&LMD administrator will, **on thirty (30) days written notice to the Contractor, initiate termination procedures of this agreement.**

1.14 Extra Work and Warranty Period

- A. All extra work must have written approval prior to the work being performed.
- B. Any products or services not otherwise specified in this specification shall be negotiated between the Landscape Maintenance Contractor and the County at a price agreed upon by both parties.
- C. A one-year unconditional warranty shall be in effect for any extra work completed by the Contractor. The warranty shall cover all materials and workmanship.

1.15 End of Contract - Plant Replacement/Water Costs

- A. Thirty (30) days prior to the termination of the maintenance contract, an inspection of any foliage will be conducted by the Contractor and the County. Any foliage deemed by the County to be in poor condition will be replaced at the Contractor’s expense.
- B. Contractor shall be responsible for water costs up to and including the last day on the contract. Contractor will wait for final water bills prior to invoicing County for last month of landscape maintenance.

1.16 Performance Evaluation

- A. The performance of the maintenance work will be reviewed and monitored by the County on an ongoing basis.

- B. The County may review individual landscaped areas at any given time with or without the presence of the Landscape Maintenance Contractor.
- C. During these reviews, the County may utilize a Landscape Maintenance Evaluation Checklist, photos or video to document the findings.
- D. Implementation of rating scale for designated landscape maintenance tasks and overall performance will be evaluated on a point system. A rating falling below 75% of all possible points will be deemed unsatisfactory. Certain elements may result in an automatic score of less than 75% including but not limited to any item in Section 2.02 or waste of water caused by lack of irrigation maintenance/contractor negligence.
- E. **A 10-25% reduction of the monthly payment amount will be assessed for each month the evaluation rating is defined unsatisfactory twice in 28 days. Three (3) consecutive ratings may, at the discretion of the County, result in termination of the entire contract.**

1.17 Project Location(s)

The following projects will be covered under a single maintenance contract, invoiced by Zone; refer to location map(s) in Exhibit 1. If a map has not been included with the bid package, contact Mark Hughes in the Transportation Department at 951-955-6767.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Zone 4:

- Jurupa Valley – Indian Hills - Location 1 – Landscaped median and northerly landscaped parkway and multi-purpose trails on Limonite Avenue between Camino Real and Pedley Road. Landscaped parkways on the southerly side of Limonite Avenue between Baldwin Avenue and Pedley Road.
- Jurupa Valley – Indian Hills - Location 2 – Landscaped median on Camino Real between Parkland Club Drive and 300 feet northerly of Lakeside Drive. Parkway landscaping on the Westside of Camino Real between Limonite Avenue and Lakeside Drive.
- Jurupa Valley – Indian Hills - Location 3 – Landscaped median on Van Buren Blvd. between the Santa Ana River and Clay Street. Vegetated bio-swale on the west parkway adjacent to the animal shelter.
- Jurupa Valley – Indian Hills - Location 4 – Landscaped median and landscaped parkway on both sides of Limonite Avenue from Camino Real to Pacific Avenue. Landscaped parkway along both sides of Limonite Frontage Road from Limonite to exit on Limonite (except

private front yards). Landscaping including turf within the Pat Merit Dog Park (trash emptied 3 times a week and restocked with dog bags, provided by County).

- Jurupa Valley – Indian Hills - Landscaped slopes on Limonite Avenue from Pedley Road to Collins Street, adjacent to Van Buren Blvd.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Zone 14:

- Jurupa Valley - Rubidoux Area – Parkway landscaping along the northwesterly and southeasterly parkways of Armstrong Rd. between Sierra Ave. and County line; southeasterly parkways on Armstrong Rd. between Sierra Ave and 34th St.; easterly parkway on Sierra Ave. between Karen Lane and Armstrong Rd.; easterly and westerly parkways on Sierra Ave. between Armstrong Rd. and 30th Street. Parkway landscaping along the easterly side of 34th Street between Armstrong Rd and Florine Ave.; northwesterly and southeasterly parkways on Florine Ave. from 33rd Street to 34th Street; southeasterly parkways on Florine Ave. between 34th Street and cul-de-sac. Formalized parkway landscaping around the pump station between Apple and Florine, and 30th and 33rd Streets.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Zone 16:

- Jurupa Valley – Rubidoux Area - Landscaped median and landscaped parkways on both sides of Mission Blvd. between Crestmore Road and the Santa Ana River. Landscaped median, sidewalks, streetscape, and landscaped ‘pockets’ located on Mission Blvd. between Crestmore Road and Riverview Drive. Landscaped median and landscaped parkways on both sides of Crestmore Avenue between Mission Blvd. and Capary Road. Landscaped median, northeasterly landscaped parkway and streetscape, and southwesterly streetscape along Mission Blvd. from Riverview Drive to La Rue Street. Landscaped median on Mission Blvd. between La Rue Street to edge of existing improvements. Landscape Median from La Rue Street to Valley Way.

Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Zone 34:

- Jurupa Valley – Indian Hills - Landscaped parkway along the Northerly and Southerly sides of Lakeside Drive, between Club House Drive and El Palomino Drive.

EXHIBIT B - PAYMENT PROVISIONS

Master Bid Sheet for Zones 4, 14, 16, & 34	
Zone	Monthly Service Cost including water
LMD Zone 4	\$ 17, 290
LMD Zone 14	\$ 4,150
LMD Zone 16	\$ 10,125
LMD Zone 34	\$ 535
<i>Monthly Grand Total all Projects =</i>	\$ 32,100
<i>Annual Grand Total all Projects =</i>	\$ 385,200
<i>Estimated Annual Contract Contingency =</i>	\$38,520 (10%)
<i>Annual Grand Total all Projects with Contingency =</i>	\$423,720

COST PROPOSAL- EXTRA WORK - All Zones	
Description	Labor and Material Cost
Plant 15 Gallon Tree & Stake	\$ 125.00
Plant 5 Gallon Shrub	\$ 22.00
Plant 1 Gallon Shrub	\$ 9.50
Plant 1 Flat of Ground Cover	\$ 24.00
Replace 1 lodge pole fence "rail" only - each	\$ 42.00
Replace 1 lodge pole fence "post" only - each	\$ 175.00
Description	Labor Cost per Hour
Laborer	\$ 24.00
Irrigation Technician	\$ 42.00
Foreman	\$ 28.00