BOARD REPORT

DATE: February 20, 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS-NEEDED ENVIRONMENTAL HAZARDOUS SUBSTANCES ABATEMENT SERVICES – AWARD OF CONTRACTS

AP Diaz  S. Piña-Cortez
H. Fujita  C. Santo Domingo
V. Israel  N. Williams

General Manager

Approved X  Disapproved  Withdrawn

RECOMMENDATIONS

1. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that competitive bidding is not practicable or advantageous as it is necessary for Department of Recreation and Parks (RAP) to be able to call on contractors to perform this expert, technical work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as-needed contractors, each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor;

2. Find, in accordance with Charter Section 371(e)(10), that use of competitive bidding would be undesirable, impractical or impossible or is otherwise excused by the common law and the Charter because, unlike the purchase of a specified product, there is no single criterion, such as price comparison, that will determine which proposer can best provide the services required by RAP to provide as-needed hazardous substances abatement services;

3. Find, in accordance with Charter Section 372, that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this agreement is not reasonably practicable or compatible with RAP’s interests of having available as-needed contractors who are assigned various projects on the basis of availability, price, and expertise, and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by RAP to perform services;

4. Find, in accordance with Charter Section 1022, that the RAP does not have, available in its employ, personnel with sufficient time or necessary expertise to undertake hazardous substances abatement services in a timely manner, and it is more feasible, economical and in RAP’s best interest, to secure these services by contract with several contractors to perform this work as-needed and on an occasional, but frequent basis, without engaging in a new competitive bidding process for each individual project to be performed;
5. Approve the award and execution of as-needed services Contracts (Contracts), in substantially the form attached as Exhibit A to this Report, between RAP and the following firms, for as-needed Environmental Hazardous Substances Abatement Services, for a term of three (3) years and for an annual expenditure not to exceed Seven Million Dollars ($7,000,000.00) per contract subject to City Attorney approval as to form;

Recommended Contractors:

a) Environmental Remediation Contractors, Inc.
   1899 S. Santa Cruz St., Anaheim, CA 92805

b) Westcor Environmental, Inc.
   13911 Struikman Rd., Cerritos, CA 90703

c) Resource Environmental, Inc.
   6634 Schilling Ave., Long Beach, CA 90805

6. Authorize the Board President and Secretary to execute the Contracts upon receipt of the necessary approval.

7. Authorize the General Manager or designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

RAP has an on-going need for as-needed Environmental Hazardous Substances Abatement Services. RAP currently has contracts in place that are set to expire this year. Awarding of the Contracts to the recommended three (3) contractors identified in this Report will support RAP staff’s ability to provide restoration and remedial abatement services to its facilities and to dispose of all waste and debris, which could expose park patrons and employees to health hazards, in a safe manner in accordance with all rules and regulations. It is critical that RAP has access to these services to maintain safe facilities throughout its vast 450 plus park locations.

A Hazardous Substances Abatement Services Request for Qualifications (RFQ) was released on August 9, 2019. A Mandatory Pre-Qualification Meeting was conducted on September 12, 2019 and a Non-Mandatory Technical Review Meeting was conducted on October 8, 2019. The RFQ allowed responders to submit proposals in response for environmental hazardous substances abatement services that include but is not limited to the following tasks:

- Develop abatement plans and specifications
- Assist in development of scope of construction for remedial action plans and in oversight and review of remedial construction activities
- Provide restoration and remedial abatement services in response to damage by fire, water, earthquake, and other man-made or natural disasters
- Abate, remove, excavate, encapsulate, or enclose contaminated soil, asbestos, lead, mold,
and other hazardous materials
- Clean and decontaminate the specified work site and any other contaminated areas affected
during abatement work or from other exposures
- Safely and properly package, transport, and dispose of all hazardous wastes in a City and
State approved landfill
- Prepare close out reports that document project activities, including required regulatory
paperwork and certifications in compliance with Federal, State, and Local environmental and
worker safety laws and regulations

On October 29, 2019, RAP received the following four (4) proposals in response to the RFQ for
Hazardous Substances Abatement Services:

1) Environmental Remediation Contractors, Inc.
2) NRC Environmental Services
3) Resource Environmental, Inc.
4) Westcor Environmental, Inc.

Responders were required to provide evidence of their qualifications and were required to meet all
of the minimum requirements related to work experience, professional licenses, a representative
projects list and required project documentation as stated below:

1) Provide a brief (maximum of three (3) pages) statement of the firm’s general background
information related to conducting hazardous substances abatement services, including at
least five (5) years of performing hazardous materials abatement services, the organizational
approach and range of services, and other resources that will be used in the performance of
the contract work.

2) Have an established office(s) within Southern California (Los Angeles, Orange, Riverside,
San Bernardino, San Diego, or Ventura counties). The response shall include the address
of the office location(s) and the name and phone number of the office manager(s).

3) Have had no severe violations or citations lodged by Cal/OSHA or other regulatory agencies
in the last three years, particularly any involving the suspensions or revocations of
professional licenses or registrations.

4) Have certified and technical specialties that have current State of California or applicable
governing entity certifications, including: California Contractor’s License “C-22” (Asbestos
Abatement Contractor); AHERA Asbestos Contractor Supervisors and Asbestos Workers;
Cal-OSHA registered Asbestos Contractor; Certified Lead Supervisors/Workers; EPA Lead
Safe Certified firm/employees; registration with SCAQMD for Negative Air Machines and
Vacuums; registration with the Department of Toxic Substances Control; and California
Environmental Protection Agency Identification.

5) Submit a list of five (5) projects that demonstrate knowledge and expertise in abatement and
project management completed solely by the company in the last five (5) years, where
municipal or other government agencies were the principal clients. Each project listing must contain the following information for each item: the title, a brief description of the project, the service date, the client name, and a valid contact reference.

- List four (4) asbestos and lead abatement projects. Provide one (1) lead abatement close out report and one (1) asbestos close out report.
- List one (1) mold remediation project. Provide the mold remediation close out report.

Results of the RFQ Process

Responses were evaluated with a two-level review to determine if each responder met the minimum qualifications as stated in the RFQ document. The first level determined if the responder’s knowledge and experience met the minimum qualifications as set forth in the RFQ and verified that a complete package with all required forms was submitted. It was found through review and verification by RAP staff that only three (3) contractors met and/or exceeded the minimum qualifications as set forth in the RFQ. Of the four (4) responders, the three (3) that submitted complete packages were, Environmental Remediation Contractors, Inc., Westcor Environmental, Inc., and Resource Environmental, Inc.

In Level I review NRC Environmental Services Inc. failed to provide evidence of their qualifications to meet all of the minimum requirements related to work experience, professional licenses, and required project close out documentation pertaining to their representative project listings.

Once it was determined that the three (3) recommended responders, Environmental Remediation Contractors, Inc., Westcor Environmental, Inc., and Resource Environmental, Inc. had met the minimum qualifications, RAP staff verified with the responders’ provided references. Questions were posed regarding both the responder’s ability to self-produce a quality product that met all necessary standards in a timely manner, and if the responder was timely and effective in their correspondence with governing agencies. All the references for the responders who met our minimum qualifications responded favorably to these questions and highly recommended the respective responder.

RAP staff recommends the Board approves the award of the Contracts to each of the three (3) recommended responders and authorize the Board President and Secretary to execute the Contracts with each of them, subject to approval by the City Attorney. The selected pre-qualified Responders are being recommended to the Board for an as-needed contract, with a three (3) year term, in an amount not to exceed an annual expenditure of Seven Million Dollars ($7,000,000.00) per contract, per year. The contract amount is an estimate, and RAP does not guarantee that the contract maximum amount will be reached. The Hazardous Substances Abatement Services that RAP is requesting shall be on an as-needed basis; RAP in entering into each Contract, guarantees no minimum amount of business or compensation. The Contracts shall be subject to funding availability and early termination by RAP, as provided in the Standard Provisions for City Contracts which is a part of each Contract. Funding for projects will be provided from various funding sources including, but not limited to Proposition K, Quimby, Measure A, and Proposition 68.
FISCAL IMPACT

The award and execution of these as-needed Contracts has no impact on the RAP’s General Fund as funding will be identified on a per project basis.

This Report was prepared by Cynthia Gonzalez, Management Assistant, Lisa Waldez, Environmental Specialist III, Robert Feld, Sr. Management Analyst II, and reviewed by Matthew Rudnick, Chief Management Analyst.

STRATEGIC PLAN INITIATIVE AND GOALS

Approval of this Report advances RAP’s Strategic Plan by supporting:
Goal No. 5: Ensure an Environmentally Sustainable Park System
Outcome No. 5. Increase park maintenance, with focus on safety

LIST OF ATTACHMENTS/EXHIBITS

Exhibit A – As-Needed Hazardous Substances Abatement Services Contract – generic format
# STANDARD PROVISIONS FOR CITY CONTRACTS

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PSC-1.  Construction of Provisions and Titles Herein

All titles, subtitles, or headings in this Contract have been inserted for convenience, and shall not be deemed to affect the meaning or construction of any of the terms or provisions of this Contract. The language of this Contract shall be construed according to its fair meaning and not strictly for or against CITY or CONTRACTOR. The word "CONTRACTOR" includes the party or parties identified in this Contract. The singular shall include the plural and if there is more than one CONTRACTOR, unless expressly stated otherwise, their obligations and liabilities shall be joint and several. Use of the feminine, masculine, or neuter genders shall be deemed to include the genders not used.

PSC-2.  Applicable Law, Interpretation and Enforcement

Each party's performance shall comply with all applicable laws of the United States of America, the State of California, and CITY, including but not limited to, laws regarding health and safety, labor and employment, wage and hours and licensing. This Contract shall be enforced and interpreted under the laws of the State of California without regard to conflict of law principles. CONTRACTOR shall comply with new, amended, or revised laws, regulations, or procedures that apply to the performance of this Contract with no additional compensation paid to CONTRACTOR.

In any action arising out of this Contract, CONTRACTOR consents to personal jurisdiction, and agrees to bring all such actions, exclusively in state or federal courts located in Los Angeles County, California.

If any part, term or provision of this Contract is held void, illegal, unenforceable, or in conflict with any federal, state or local law or regulation, the validity of the remaining parts, terms or provisions of this Contract shall not be affected.

PSC-3.  Time of Effectiveness

Unless otherwise provided, this Contract shall take effect when all of the following events have occurred:

A. This Contract has been signed on behalf of CONTRACTOR by the person or persons authorized to bind CONTRACTOR;

B. This Contract has been approved by the City Council or by the board, officer or employee authorized to give such approval;

C. The Office of the City Attorney has indicated in writing its approval of this Contract as to form; and

D. This Contract has been signed on behalf of CITY by the person designated by the City Council, or by the board, officer or employee authorized to enter into this Contract.
PSC-4.  **Integrated Contract**

This Contract sets forth all of the rights and duties of the parties with respect to the subject matter of this Contract, and replaces any and all previous Contracts or understandings, whether written or oral, relating thereto. This Contract may be amended only as provided for in the provisions of PSC-5 hereof.

PSC-5.  **Amendment**

All amendments to this Contract shall be in writing and signed and approved pursuant to the provisions of PSC-3.

PSC-6.  **Excusable Delays**

Neither party shall be liable for its delay or failure to perform any obligation under and in accordance with this Contract, if the delay or failure arises out of fires, floods, earthquakes, epidemics, quarantine restrictions, other natural occurrences, strikes, lockouts (other than a lockout by the party or any of the party's Subcontractors), freight embargoes, terrorist acts, insurrections or other civil disturbances, or other similar events to those described above, but in each case the delay or failure to perform must be beyond the control and without any fault or negligence of the party delayed or failing to perform (these events are referred to in this provision as "Force Majeure Events").

Notwithstanding the foregoing, a delay or failure to perform by a Subcontractor of CONTRACTOR shall not constitute a Force Majeure Event, unless the delay or failure arises out of causes beyond the control of both CONTRACTOR and Subcontractor, and without any fault or negligence of either of them. In such case, CONTRACTOR shall not be liable for the delay or failure to perform, unless the goods or services to be furnished by the Subcontractor were obtainable from other sources in sufficient time to permit CONTRACTOR to perform timely. As used in this Contract, the term "Subcontractor" means a subcontractor at any tier.

In the event CONTRACTOR'S delay or failure to perform arises out of a Force Majeure Event, CONTRACTOR agrees to use commercially reasonable best efforts to obtain the goods or services from other sources, and to otherwise mitigate the damages and reduce the delay caused by the Force Majeure Event.

PSC-7.  **Waiver**

A waiver of a default of any part, term or provision of this Contract shall not be construed as a waiver of any succeeding default or as a waiver of the part, term or provision itself. A party's performance after the other party's default shall not be construed as a waiver of that default.
PSC-8. **Suspension**

At **CITY’S** sole discretion, **CITY** may suspend any or all services provided under this Contract by providing **CONTRACTOR** with written notice of suspension. Upon receipt of the notice of suspension, **CONTRACTOR** shall immediately cease the services suspended and shall not incur any additional obligations, costs or expenses to **CITY** until **CITY** gives written notice to recommence the services.

PSC-9. **Termination**

A. **Termination for Convenience**

**CITY** may terminate this Contract for **CITY’S** convenience at any time by providing **CONTRACTOR** thirty days written notice. Upon receipt of the notice of termination, **CONTRACTOR** shall immediately take action not to incur any additional obligations, costs or expenses, except as may be necessary to terminate its activities. **CITY** shall pay **CONTRACTOR** its reasonable and allowable costs through the effective date of termination and those reasonable and necessary costs incurred by **CONTRACTOR** to effect the termination. Thereafter, **CONTRACTOR** shall have no further claims against **CITY** under this Contract. All finished and unfinished documents and materials procured for or produced under this Contract, including all intellectual property rights **CITY** is entitled to, shall become **CITY** property upon the date of the termination. **CONTRACTOR** agrees to execute any documents necessary for **CITY** to perfect, memorialize, or record **CITY’S** ownership of rights provided herein.

B. **Termination for Breach of Contract**

1. Except as provided in PSC-6, if **CONTRACTOR** fails to perform any of the provisions of this Contract or so fails to make progress as to endanger timely performance of this Contract, **CITY** may give **CONTRACTOR** written notice of the default. **CITY’S** default notice will indicate whether the default may be cured and the time period to cure the default to the sole satisfaction of **CITY**. Additionally, **CITY’S** default notice may offer **CONTRACTOR** an opportunity to provide **CITY** with a plan to cure the default, which shall be submitted to **CITY** within the time period allowed by **CITY**. At **CITY’S** sole discretion, **CITY** may accept or reject **CONTRACTOR’S** plan. If the default cannot be cured or if **CONTRACTOR** fails to cure within the period allowed by **CITY**, then **CITY** may terminate this Contract due to **CONTRACTOR’S** breach of this Contract.

2. If the default under this Contract is due to **CONTRACTOR’S** failure to maintain the insurance required under this Contract, **CONTRACTOR** shall immediately: (1) suspend performance of any services under this Contract for which insurance was required; and (2) notify its employees and Subcontractors of the loss of insurance coverage and Contractor’s obligation to suspend performance of
services. **CONTRACTOR** shall not recommence performance until **CONTRACTOR** is fully insured and in compliance with **CITY'S** requirements.

3. If a federal or state proceeding for relief of debtors is undertaken by or against **CONTRACTOR**, or if **CONTRACTOR** makes an assignment for the benefit of creditors, then **CITY** may immediately terminate this Contract.

4. If **CONTRACTOR** engages in any dishonest conduct related to the performance or administration of this Contract or violates **CITY’S** laws, regulations or policies relating to lobbying, then **CITY** may immediately terminate this Contract.

5. Acts of Moral Turpitude
   
   a. **CONTRACTOR** shall immediately notify **CITY** if **CONTRACTOR** or any Key Person, as defined below, is charged with, indicted for, convicted of, pleads nolo contendere to, or forfeits bail or fails to appear in court for a hearing related to, any act which constitutes an offense involving moral turpitude under federal, state, or local laws ("Act of Moral Turpitude").

   b. If **CONTRACTOR** or a Key Person is convicted of, pleads nolo contendere to, or forfeits bail or fails to appear in court for a hearing related to, an Act of Moral Turpitude, **CITY** may immediately terminate this Contract.

   c. If **CONTRACTOR** or a Key Person is charged with or indicted for an Act of Moral Turpitude, **CITY** may terminate this Contract after providing **CONTRACTOR** an opportunity to present evidence of **CONTRACTOR’S** ability to perform under the terms of this Contract.

   d. Acts of Moral Turpitude include, but are not limited to: violent felonies as defined by Penal Code Section 667.5, crimes involving weapons, crimes resulting in serious bodily injury or death, serious felonies as defined by Penal Code Section 1192.7, and those crimes referenced in the Penal Code and articulated in California Public Resources Code Section 5164(a)(2); in addition to and including acts of murder, rape, sexual assault, robbery, kidnapping, human trafficking, pimping, voluntary manslaughter, aggravated assault, assault on a peace officer, mayhem, fraud, domestic abuse, elderly abuse, and child abuse, regardless of whether such acts are punishable by felony or misdemeanor conviction.
e. For the purposes of this provision, a Key Person is a principal, officer, or employee assigned to this Contract, or owner (directly or indirectly, through one or more intermediaries) of ten percent or more of the voting power or equity interests of CONTRACTOR.

6. In the event CITY terminates this Contract as provided in this section, CITY may procure, upon such terms and in the manner as CITY may deem appropriate, services similar in scope and level of effort to those so terminated, and CONTRACTOR shall be liable to CITY for all of its costs and damages, including, but not limited to, any excess costs for such services.

7. If, after notice of termination of this Contract under the provisions of this section, it is determined for any reason that CONTRACTOR was not in default under the provisions of this section, or that the default was excusable under the terms of this Contract, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to PSC-9(A) Termination for Convenience.

8. The rights and remedies of CITY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

C. In the event that this Contract is terminated, CONTRACTOR shall immediately notify all employees and Subcontractors, and shall notify in writing all other parties contracted with under the terms of this Contract within five working days of the termination.

PSC-10. Independent Contractor

CONTRACTOR is an independent contractor and not an agent or employee of CITY. CONTRACTOR shall not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of CITY.

PSC-11. Contractor's Personnel

Unless otherwise approved by CITY, CONTRACTOR shall use its own employees to perform the services described in this Contract. CITY has the right to review and approve any personnel who are assigned to work under this Contract. CONTRACTOR shall remove personnel from performing work under this Contract if requested to do so by CITY.

CONTRACTOR shall not use Subcontractors to assist in performance of this Contract without the prior written approval of CITY. If CITY permits the use of Subcontractors, CONTRACTOR shall remain responsible for performing all aspects of this Contract and paying all Subcontractors. CITY has the right to approve CONTRACTOR'S Subcontractors, and CITY reserves the right to request replacement of any
Subcontractor. **CITY** does not have any obligation to pay **CONTRACTOR’S** Subcontractors, and nothing herein creates any privity of contract between **CITY** and any Subcontractor.

**PSC-12. Assignment and Delegation**

**CONTRACTOR** may not, unless it has first obtained the written permission of **CITY**:

A. Assign or otherwise alienate any of its rights under this Contract, including the right to payment; or

B. Delegate, subcontract, or otherwise transfer any of its duties under this Contract.

**PSC-13. Permits**

**CONTRACTOR** and its directors, officers, partners, agents, employees, and Subcontractors, shall obtain and maintain all licenses, permits, certifications and other documents necessary for **CONTRACTOR’S** performance of this Contract. **CONTRACTOR** shall immediately notify **CITY** of any suspension, termination, lapses, non-renewals, or restrictions of licenses, permits, certificates, or other documents that relate to **CONTRACTOR’S** performance of this Contract.

**PSC-14. Claims for Labor and Materials**

**CONTRACTOR** shall promptly pay when due all amounts owed for labor and materials furnished in the performance of this Contract so as to prevent any lien or other claim under any provision of law from arising against any **CITY** property (including reports, documents, and other tangible or intangible matter produced by **CONTRACTOR** hereunder), and shall pay all amounts due under the Unemployment Insurance Act or any other applicable law with respect to labor used to perform under this Contract.


For the duration of this Contract, **CONTRACTOR** shall maintain valid Business Tax Registration Certificate(s) as required by **CITY’S** Business Tax Ordinance, Section 21.00 et seq. of the Los Angeles Municipal Code (“LAMC”), and shall not allow the Certificate to lapse or be revoked or suspended.

**PSC-16. Retention of Records, Audit and Reports**

**CONTRACTOR** shall maintain all records, including records of financial transactions, pertaining to the performance of this Contract, in their original form or as otherwise approved by **CITY**. These records shall be retained for a period of no less than three years from the later of the following: (1) final payment made by **CITY**, (2) the expiration of this Contract or (3) termination of this Contract. The records will be subject to examination and audit by authorized **CITY** personnel or **CITY’S** representatives at any time. **CONTRACTOR** shall provide any reports requested by **CITY** regarding...
performance of this Contract. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

In lieu of retaining the records for the term as prescribed in this provision, CONTRACTOR may, upon CITY’S written approval, submit the required information to CITY in an electronic format, e.g. USB flash drive, at the expiration or termination of this Contract.

PSC-17. Bonds

All bonds required by CITY shall be filed with the Office of the City Administrative Officer, Risk Management for its review and acceptance in accordance with Los Angeles Administrative Code (“LAAC”) Sections 11.47 et seq., as amended from to time.

PSC-18. Indemnification

Except for the active negligence or willful misconduct of CITY, or any of its boards, officers, agents, employees, assigns and successors in interest, CONTRACTOR shall defend, indemnify and hold harmless CITY and any of its boards, officers, agents, employees, assigns, and successors in interest from and against all lawsuits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney’s fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by CITY, including but not limited to, costs of experts and consultants), damages or liability of any nature whatsoever, for death or injury to any person, including CONTRACTOR’S employees and agents, or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of an act, error, or omission by CONTRACTOR, Subcontractors, or their boards, officers, agents, employees, assigns, and successors in interest. The rights and remedies of CITY provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Contract. This provision will survive expiration or termination of this Contract.

PSC-19. Intellectual Property Indemnification

CONTRACTOR, at its own expense, shall defend, indemnify, and hold harmless the CITY, and any of its boards, officers, agents, employees, assigns, and successors in interest from and against all lawsuits and causes of action, claims, losses, demands and expenses, including, but not limited to, attorney's fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by CITY, including but not limited to, costs of experts and consultants), damages or liability of any nature arising out of the infringement, actual or alleged, direct or contributory, of any intellectual property rights, including, without limitation, patent, copyright, trademark, trade secret, right of publicity, and proprietary information: (1) on or in any design, medium, matter, article, process, method, application, equipment, device, instrumentation, software, hardware, or firmware used by CONTRACTOR, or its Subcontractors, in performing the work under this Contract; or (2) as a result of CITY’S actual or intended use of any Work Product (as defined in PSC-21) furnished by CONTRACTOR, or its Subcontractors, under this Contract. The rights and remedies of CITY provided in this section shall not be exclusive
and are in addition to any other rights and remedies provided by law or under this Contract. This provision will survive expiration or termination of this Contract.

PSC-20. Intellectual Property Warranty

CONTRACTOR represents and warrants that its performance of all obligations under this Contract does not infringe in any way, directly or contributorially, upon any third party’s intellectual property rights, including, without limitation, patent, copyright, trademark, trade secret, right of publicity and proprietary information.

PSC-21. Ownership and License

Unless otherwise provided for herein, all finished and unfinished works, tangible or not, created under this Contract including, without limitation, documents, materials, data, reports, manuals, specifications, artwork, drawings, sketches, blueprints, studies, memoranda, computation sheets, computer programs and databases, schematics, photographs, video and audiovisual recordings, sound recordings, marks, logos, graphic designs, notes, websites, domain names, inventions, processes, formulas, matters and combinations thereof, and all forms of intellectual property originated and prepared by CONTRACTOR or its Subcontractors under this Contract (each a “Work Product”; collectively “Work Products”) shall be and remain the exclusive property of CITY for its use in any manner CITY deems appropriate. CONTRACTOR hereby assigns to CITY all goodwill, copyright, trademark, patent, trade secret and all other intellectual property rights worldwide in any Work Products originated and prepared under this Contract. CONTRACTOR further agrees to execute any documents necessary for CITY to perfect, memorialize, or record CITY’S ownership of rights provided herein.

CONTRACTOR agrees that a monetary remedy for breach of this Contract may be inadequate, impracticable, or difficult to prove and that a breach may cause CITY irreparable harm. CITY may therefore enforce this requirement by seeking injunctive relief and specific performance, without any necessity of showing actual damage or irreparable harm. Seeking injunctive relief or specific performance does not preclude CITY from seeking or obtaining any other relief to which CITY may be entitled.

For all Work Products delivered to CITY that are not originated or prepared by CONTRACTOR or its Subcontractors under this Contract, CONTRACTOR shall secure a grant, at no cost to CITY, for a non-exclusive perpetual license to use such Work Products for any CITY purposes.

CONTRACTOR shall not provide or disclose any Work Product to any third party without prior written consent of CITY.

Any subcontract entered into by CONTRACTOR relating to this Contract shall include this provision to contractually bind its Subcontractors performing work under this Contract such that CITY’S ownership and license rights of all Work Products are preserved and protected as intended herein.
Data Protection

A. CONTRACTOR shall protect, using the most secure means and technology that is commercially available, CITY-provided data or consumer-provided data acquired in the course and scope of this Contract, including but not limited to customer lists and customer credit card or consumer data, (collectively, the “City Data”). CONTRACTOR shall notify CITY in writing as soon as reasonably feasible, and in any event within twenty-four hours, of CONTRACTOR’S discovery or reasonable belief of any unauthorized access of City Data (a “Data Breach”), or of any incident affecting, or potentially affecting City Data related to cyber security (a “Security Incident”), including, but not limited to, denial of service attack, and system outage, instability or degradation due to computer malware or virus. CONTRACTOR shall begin remediation immediately. CONTRACTOR shall provide daily updates, or more frequently if required by CITY, regarding findings and actions performed by CONTRACTOR until the Data Breach or Security Incident has been effectively resolved to CITY’S satisfaction. CONTRACTOR shall conduct an investigation of the Data Breach or Security Incident and shall share the report of the investigation with CITY. At CITY’S sole discretion, CITY and its authorized agents shall have the right to lead or participate in the investigation. CONTRACTOR shall cooperate fully with CITY, its agents and law enforcement.

B. If CITY is subject to liability for any Data Breach or Security Incident, then CONTRACTOR shall fully indemnify and hold harmless CITY and defend against any resulting actions.

Insurance

During the term of this Contract and without limiting CONTRACTOR’S obligation to indemnify, hold harmless and defend CITY, CONTRACTOR shall provide and maintain at its own expense a program of insurance having the coverages and limits not less than the required amounts and types as determined by the Office of the City Administrative Officer of Los Angeles, Risk Management (template Form General 146 in Exhibit 1 hereto). The insurance must: (1) conform to CITY’S requirements; (2) comply with the Insurance Contractual Requirements (Form General 133 in Exhibit 1 hereto); and (3) otherwise be in a form acceptable to the Office of the City Administrative Officer, Risk Management. CONTRACTOR shall comply with all Insurance Contractual Requirements shown on Exhibit 1 hereto. Exhibit 1 is hereby incorporated by reference and made a part of this Contract.

Best Terms

Throughout the term of this Contract, CONTRACTOR, shall offer CITY the best terms, prices, and discounts that are offered to any of CONTRACTOR’S customers for similar goods and services provided under this Contract.
PSC-25. Warranty and Responsibility of Contractor

CONTRACTOR warrants that the work performed hereunder shall be completed in a manner consistent with professional standards practiced among those firms within CONTRACTOR’S profession, doing the same or similar work under the same or similar circumstances.

PSC-26. Mandatory Provisions Pertaining to Non-Discrimination in Employment

Unless otherwise exempt, this Contract is subject to the applicable non-discrimination, equal benefits, equal employment practices, and affirmative action program provisions in LAAC Section 10.8 et seq., as amended from time to time.

A. CONTRACTOR shall comply with the applicable non-discrimination and affirmative action provisions of the laws of the United States of America, the State of California, and CITY. In performing this Contract, CONTRACTOR shall not discriminate in any of its hiring or employment practices against any employee or applicant for employment because of such person’s race, color, religion, national origin, ancestry, sex, sexual orientation, gender, gender identity, age, disability, domestic partner status, marital status or medical condition.

B. The requirements of Section 10.8.2.1 of the LAAC, the Equal Benefits Ordinance, and the provisions of Section 10.8.2.1(f) are incorporated and made a part of this Contract by reference.

C. The provisions of Section 10.8.3 of the LAAC are incorporated and made a part of this Contract by reference and will be known as the “Equal Employment Practices” provisions of this Contract.

D. The provisions of Section 10.8.4 of the LAAC are incorporated and made a part of this Contract by reference and will be known as the “Affirmative Action Program” provisions of this Contract.

Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-27. Child Support Assignment Orders

CONTRACTOR shall comply with the Child Support Assignment Orders Ordinance, Section 10.10 of the LAAC, as amended from time to time. Pursuant to Section 10.10(b) of the LAAC, CONTRACTOR shall fully comply with all applicable State and Federal employment reporting requirements. Failure of CONTRACTOR to comply with all applicable reporting requirements or to implement lawfully served Wage and Earnings Assignment or Notices of Assignment, or the failure of any principal owner(s) of CONTRACTOR to comply with any Wage and Earnings Assignment or Notices of Assignment applicable to them personally, shall constitute a default by the CONTRACTOR under this Contract. Failure of CONTRACTOR or principal owner to cure
the default within 90 days of the notice of default will subject this Contract to termination for breach. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-28. **Living Wage Ordinance**

CONTRACTOR shall comply with the Living Wage Ordinance, LAAC Section 10.37 et seq., as amended from time to time. CONTRACTOR further agrees that it shall comply with federal law proscribing retaliation for union organizing. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-29. **Service Contractor Worker Retention Ordinance**

CONTRACTOR shall comply with the Service Contractor Worker Retention Ordinance, LAAC Section 10.36 et seq., as amended from time to time. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-30. **Access and Accommodations**

CONTRACTOR represents and certifies that:


B. CONTRACTOR shall not discriminate on the basis of disability or on the basis of a person’s relationship to, or association with, a person who has a disability;  

C. CONTRACTOR shall provide reasonable accommodation upon request to ensure equal access to CITY-funded programs, services and activities;  

D. Construction will be performed in accordance with the Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. Part 40; and  

E. The buildings and facilities used to provide services under this Contract are in compliance with the federal and state standards for accessibility as set forth in the 2010 ADA Standards, California Title 24, Chapter 11, or other applicable federal and state law.  

CONTRACTOR understands that CITY is relying upon these certifications and representations as a condition to funding this Contract. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.
PSC-31. Contractor Responsibility Ordinance

CONTRACTOR shall comply with the Contractor Responsibility Ordinance, LAAC Section 10.40 et seq., as amended from time to time.

PSC-32. Business Inclusion Program

Unless otherwise exempted prior to bid submission, CONTRACTOR shall comply with all aspects of the Business Inclusion Program as described in the Request for Proposal/Qualification process, throughout the duration of this Contract. CONTRACTOR shall utilize the Business Assistance Virtual Network (“BAVN”) at https://www.labavn.org/, to perform and document outreach to Minority, Women, and Other Business Enterprises. CONTRACTOR shall perform subcontractor outreach activities through BAVN. CONTRACTOR shall not change any of its designated Subcontractors or pledged specific items of work to be performed by these Subcontractors, nor shall CONTRACTOR reduce their level of effort, without prior written approval of CITY.

PSC-33. Slavery Disclosure Ordinance

CONTRACTOR shall comply with the Slavery Disclosure Ordinance, LAAC Section 10.41 et seq., as amended from time to time. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-34. First Source Hiring Ordinance

CONTRACTOR shall comply with the First Source Hiring Ordinance, LAAC Section 10.44 et seq., as amended from time to time. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-35. Local Business Preference Ordinance

CONTRACTOR shall comply with the Local Business Preference Ordinance, LAAC Section 10.47 et seq., as amended from time to time. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-36. Iran Contracting Act

In accordance with California Public Contract Code Sections 2200-2208, all contractors entering into, or renewing contracts with CITY for goods and services estimated at $1,000,000 or more are required to complete, sign, and submit the "Iran Contracting Act of 2010 Compliance Affidavit."

PSC-37. Restrictions on Campaign Contributions and Fundraising in City Elections

Unless otherwise exempt, if this Contract is valued at $100,000 or more and requires approval by an elected CITY office, CONTRACTOR, CONTRACTOR’S principals, and CONTRACTOR’S Subcontractors expected to receive at least $100,000 for performance under the Contract, and the principals of those Subcontractors (the “Restricted Persons”)
shall comply with Charter Section 470(c)(12) and LAMC Section 49.7.35. Failure to comply entitles CITY to terminate this Contract and to pursue all available legal remedies. Charter Section 470(c)(12) and LAMC Section 49.7.35 limit the ability of the Restricted Persons to make campaign contributions to and engage in fundraising for certain elected CITY officials or candidates for elected CITY office for twelve months after this Contract is signed. Additionally, a CONTRACTOR subject to Charter Section 470(c)(12) is required to comply with disclosure requirements by submitting a completed and signed Ethics Commission Form 55 and to amend the information in that form as specified by law. Any CONTRACTOR subject to Charter Section 470(c)(12) shall include the following notice in any contract with any Subcontractor expected to receive at least $100,000 for performance under this Contract:

“Notice Regarding Restrictions on Campaign Contributions and Fundraising in City Elections

You are a subcontractor on City of Los Angeles Contract #_________________. Pursuant to the City of Los Angeles Charter Section 470(c)(12) and related ordinances, you and your principals are prohibited from making campaign contributions to and fundraising for certain elected City of Los Angeles (“CITY”) officials and candidates for elected CITY office for twelve months after the CITY contract is signed. You are required to provide the names and contact information of your principals to the CONTRACTOR and to amend that information within ten business days if it changes during the twelve month time period. Failure to comply may result in termination of this Contract and any other available legal remedies. Information about the restrictions may be found online at ethics.lacity.org or by calling the Los Angeles City Ethics Commission at (213) 978-1960.”

PSC-38. Contractors’ Use of Criminal History for Consideration of Employment Applications

CONTRACTOR shall comply with the City Contractors’ Use of Criminal History for Consideration of Employment Applications Ordinance, LAAC Section 10.48 et seq., as amended from time to time. Any subcontract entered into by CONTRACTOR for work to be performed under this Contract must include an identical provision.

PSC-39. Limitation of City’s Obligation to Make Payment to Contractor

Notwithstanding any other provision of this Contract, including any exhibits or attachments incorporated therein, and in order for CITY to comply with its governing legal requirements, CITY shall have no obligation to make any payments to CONTRACTOR unless CITY shall have first made an appropriation of funds equal to or in excess of its obligation to make any payments as provided in this Contract. CONTRACTOR agrees that any services provided by CONTRACTOR, purchases made by CONTRACTOR or expenses incurred by CONTRACTOR in excess of the appropriation(s) shall be free and without charge to CITY and CITY shall have no obligation to pay for the services, purchases or expenses. CONTRACTOR shall have no obligation to provide any services,
provide any equipment or incur any expenses in excess of the appropriated amount(s) until CITY appropriates additional funds for this Contract.

PSC-40. Compliance with Identity Theft Laws and Payment Card Data Security Standards

CONTRACTOR shall comply with all identity theft laws including without limitation, laws related to: (1) payment devices; (2) credit and debit card fraud; and (3) the Fair and Accurate Credit Transactions Act (“FACTA”), including its requirement relating to the content of transaction receipts provided to Customers. CONTRACTOR also shall comply with all requirements related to maintaining compliance with Payment Card Industry Data Security Standards (“PCI DSS”). During the performance of any service to install, program or update payment devices equipped to conduct credit or debit card transactions, including PCI DSS services, CONTRACTOR shall verify proper truncation of receipts in compliance with FACTA.

PSC-41. Compliance with California Public Resources Code Section 5164

California Public Resources Code Section 5164 prohibits a public agency from hiring a person for employment or as a volunteer to perform services at any park, playground, or community center used for recreational purposes in a position that has supervisory or disciplinary authority over any minor, if the person has been convicted of certain crimes as referenced in the Penal Code, and articulated in California Public Resources Code Section 5164(a)(2).

If applicable, CONTRACTOR shall comply with California Public Resources Code Section 5164, and shall additionally adhere to all rules and regulations that have been adopted or that may be adopted by CITY. CONTRACTOR is required to have all employees, volunteers and Subcontractors (including all employees and volunteers of any Subcontractor) of CONTRACTOR working on premises to pass a fingerprint and background check through the California Department of Justice at CONTRACTOR’S sole expense, indicating that such individuals have never been convicted of certain crimes as referenced in the Penal Code and articulated in California Public Resources Code Section 5164(a)(2), if the individual will have supervisory or disciplinary authority over any minor.

PSC-42. Possessory Interests Tax

Rights granted to CONTRACTOR by CITY may create a possessory interest. CONTRACTOR agrees that any possessory interest created may be subject to California Revenue and Taxation Code Section 107.6 and a property tax may be levied on that possessory interest. If applicable, CONTRACTOR shall pay the property tax. CONTRACTOR acknowledges that the notice required under California Revenue and Taxation Code Section 107.6 has been provided.
PSC-43. **Confidentiality**

All documents, information and materials provided to CONTRACTOR by CITY or developed by CONTRACTOR pursuant to this Contract (collectively “Confidential Information”) are confidential. CONTRACTOR shall not provide or disclose any Confidential Information or their contents or any information therein, either orally or in writing, to any person or entity, except as authorized by CITY or as required by law. CONTRACTOR shall immediately notify CITY of any attempt by a third party to obtain access to any Confidential Information. This provision will survive expiration or termination of this Contract.
EXHIBIT 1

INSURANCE CONTRACTUAL REQUIREMENTS

CONTACT  For additional information about compliance with City Insurance and Bond requirements, contact the Office of the City Administrative Officer, Risk Management at (213) 978-RISK (7475) or go online at www.lacity.org/cao/risk. The City approved Bond Assistance Program is available for those contractors who are unable to obtain the City-required performance bonds. A City approved insurance program may be available as a low cost alternative for contractors who are unable to obtain City-required insurance.

CONTRACTUAL REQUIREMENTS

CONTRACTOR AGREES THAT:

1. Additional Insured/Loss Payee. The CITY must be included as an Additional Insured in applicable liability policies to cover the CITY’S liability arising out of the acts or omissions of the named insured. The CITY is to be named as an Additional Named Insured and a Loss Payee As Its Interests May Appear in property insurance in which the CITY has an interest, e.g., as a lien holder.

2. Notice of Cancellation. All required insurance will be maintained in full force for the duration of its business with the CITY. By ordinance, all required insurance must provide at least thirty (30) days' prior written notice (ten (10) days for non-payment of premium) directly to the CITY if your insurance company elects to cancel or materially reduce coverage or limits prior to the policy expiration date, for any reason except impairment of an aggregate limit due to prior claims.

3. Primary Coverage. CONTRACTOR will provide coverage that is primary with respect to any insurance or self-insurance of the CITY. The CITY’S program shall be excess of this insurance and non-contributing.

4. Modification of Coverage. The CITY reserves the right at any time during the term of this Contract to change the amounts and types of insurance required hereunder by giving CONTRACTOR ninety (90) days’ advance written notice of such change. If such change should result in substantial additional cost to CONTRACTOR, the CITY agrees to negotiate additional compensation proportional to the increased benefit to the CITY.

5. Failure to Procure Insurance. All required insurance must be submitted and approved by the Office of the City Administrative Officer, Risk Management prior to the inception of any operations by CONTRACTOR.

CONTRACTOR’S failure to procure or maintain required insurance or a self-insurance program during the entire term of this Contract shall constitute a material breach of this Contract under which the CITY may immediately suspend or terminate this Contract or, at its discretion, procure or renew such insurance to protect the CITY’S interests and pay any and all premiums in connection therewith and recover all monies so paid from CONTRACTOR.

6. Workers’ Compensation. By signing this Contract, CONTRACTOR hereby certifies that it is aware of the provisions of Section 3700 et seq., of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake

STANDARD PROVISIONS

FOR CITY CONTRACTS (Rev. 10/17) [v.3] 16
self-insurance in accordance with the provisions of that Code, and that it will comply with such provisions at all time during the performance of the work pursuant to this Contract.

7. **California Licensee.** All insurance must be provided by an insurer admitted to do business in California or written through a California-licensed surplus lines broker or through an insurer otherwise acceptable to the CITY. Non-admitted coverage must contain a *Service of Suit* clause in which the underwriters agree to submit as necessary to the jurisdiction of a California court in the event of a coverage dispute. Service of process for this purpose must be allowed upon an agent in California designated by the insurer or upon the California Insurance Commissioner.

8. **Aggregate Limits/Impairment.** If any of the required insurance coverages contain annual aggregate limits, CONTRACTOR must give the CITY written notice of any pending claim or lawsuit which will materially diminish the aggregate within thirty (30) days of knowledge of same. You must take appropriate steps to restore the impaired aggregates or provide replacement insurance protection within thirty (30) days of knowledge of same. The CITY has the option to specify the minimum acceptable aggregate limit for each line of coverage required. No substantial reductions in scope of coverage which may affect the CITY’S protection are allowed without the CITY’S prior written consent.

9. **Commencement of Work.** For purposes of insurance coverage only, this Contract will be deemed to have been executed immediately upon any party hereto taking any steps that can be considered to be in furtherance of or towards performance of this Contract. The requirements in this Section supersede all other sections and provisions of this Contract, including, but not limited to, PSC-3, to the extent that any other section or provision conflicts with or impairs the provisions of this Section.
### Required Insurance and Minimum Limits

<table>
<thead>
<tr>
<th>Limits</th>
<th>WC</th>
<th>Statutory</th>
<th>EL</th>
</tr>
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<tbody>
<tr>
<td>____ Workers' Compensation (WC) and Employer's Liability (EL)</td>
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<tr>
<td>☐ Waiver of Subrogation in favor of City</td>
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<td>Longshore &amp; Harbor Workers</td>
<td></td>
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<tr>
<td>☐ Longshore &amp; Harbor Workers</td>
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<td>Jones Act</td>
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<tr>
<td>____ General Liability</td>
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<td>☐ Products/Completed Operations</td>
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<td>Sexual Misconduct</td>
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<tr>
<td>☐ Fire Legal Liability</td>
<td></td>
<td></td>
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<tr>
<td>____ Automobile Liability (for any and all vehicles used for this contract, other than commuting to/from work)</td>
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<tr>
<td>____ Professional Liability (Errors and Omissions)</td>
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</tr>
<tr>
<td>☐ Discovery Period</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>____ Property Insurance (to cover replacement cost of building - as determined by insurance company)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>☐ All Risk Coverage</td>
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<td>Boiler and Machinery</td>
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<td>☐ Flood</td>
<td></td>
<td>Builder's Risk</td>
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<td>☐ Earthquake</td>
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<tr>
<td>____ Pollution Liability</td>
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<td>____ Surety Bonds - Performance and Payment (Labor and Materials) Bonds</td>
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<tr>
<td>____ Crime Insurance</td>
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</table>

**Other:**

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STANDARD PROVISIONS
FOR CITY CONTRACTS (Rev. 10/17) [v.3] 18
## Required Insurance and Minimum Limits

**Name:** ___________________________________________  **Date:** 06/27/2019

**Agreement/Reference:** RFQ- Hazardous Material Abatement Services

Evidence of coverages checked below, with the specified minimum limits, must be submitted and approved prior to occupancy/start of operations. Amounts shown are Combined Single Limits ("CSLs"). For Automobile Liability, split limits may be substituted for a CSL if the total per occurrence equals or exceeds the CSL amount.

### Limits

<table>
<thead>
<tr>
<th>WC</th>
<th>Statutory</th>
<th>EL</th>
<th>$1,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>○</td>
<td>Waiver of Subrogation in favor of City</td>
<td>☑</td>
<td>Longshore &amp; Harbor Workers</td>
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<tr>
<td></td>
<td>☑</td>
<td></td>
<td>☑</td>
</tr>
<tr>
<td>✓</td>
<td>Workers' Compensation - Workers' Compensation (WC) and Employer's Liability (EL)</td>
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<tr>
<td>✓</td>
<td>General Liability</td>
<td>City of Los Angeles must be named as Additional Insured</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>✓</td>
<td>✓</td>
<td>Products/Completed Operations</td>
<td>☑</td>
</tr>
<tr>
<td>✓</td>
<td>☑</td>
<td>Fire Legal Liability</td>
<td></td>
</tr>
<tr>
<td>✓</td>
<td>✓</td>
<td>With $10,000,000 aggregate</td>
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<tr>
<td>✓</td>
<td>Automobile Liability</td>
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<td>✓</td>
<td>Professional Liability</td>
<td>(Errors and Omissions)</td>
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<td>Discovery Period</td>
<td>12 Months After Completion of Work or Date of Termination</td>
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<td>Property Insurance</td>
<td>(to cover replacement cost of building - as determined by insurance company)</td>
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<tr>
<td></td>
<td>☑</td>
<td>All Risk Coverage</td>
<td>☑</td>
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<tr>
<td></td>
<td>☑</td>
<td>Flood</td>
<td>☑</td>
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<td></td>
<td>☑</td>
<td>Earthquake</td>
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<td>Pollution Liability</td>
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<td>Contractor's pollution liability</td>
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<tr>
<td></td>
<td>Crime Insurance</td>
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</tbody>
</table>

**Other:** Provided to Robert Feld @ RAP
Appendix B

Compliance Documents Submitted with RFQ Response

On file in the Board Office

Including Documents Submitted on BAVN
CONTRACT
BETWEEN
THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
AND
XXX
FOR ENVIRONMENTAL HAZARDOUS SUBSTANCES ABATMENT SERVICES

This CONTRACT (“Contract” or “Agreement”) is made and entered into this _____ day of ___________ 2019, by and between the City of Los Angeles, (herein referred to as "CITY"), a municipal corporation acting by and through its Department of Recreation and Parks (hereinafter referred to as "RAP"), acting by and through its Board of Recreation and Park Commissioners (hereinafter referred to as "BOARD"), and XXX, hereinafter referred to as CONTRACTOR. CITY and CONTRACTOR shall be referred to hereinafter as the "Parties".

RECITALS

WHEREAS, RAP owns various facilities and infrastructure throughout the City of Los Angeles and is responsible for the maintenance and improvements for such facilities and infrastructure; and

WHEREAS, RAP requires the services of an experienced and responsible contractor to perform as-needed environmental hazardous substances abatement services for RAP; and

WHEREAS, a Request for Qualification (RFQ) for such services was released on August 9, 2019 and Four (4) responses to the RFQ were received on October 29, 2019; and

WHEREAS, the CONTRACTOR’S response met the minimum requirements for the provision of environmental hazardous substance abatement services for RAP as specified in the RFQ; and

WHEREAS, CONTRACTOR has the necessary equipment and staff possessing sufficient knowledge, expertise, and experience required to provide the necessary services and has indicated its willingness to perform such services; and
WHEREAS, RAP, pursuant to Charter Section 371(e)(2), finds that competitive bidding is not practicable or advantageous as it is necessary for RAP to be able to call on contractors to perform this work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as needed contractors each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor; and,

WHEREAS, RAP, pursuant to Charter Section 371(e)(10), finds that use of competitive bidding would be undesirable, impractical or impossible or is otherwise excused by the common law and the City Charter because, unlike the purchase of a specified product, there is no single criterion, such as price comparison, that will determine which proposer can best provide the services required by RAP to provide as-needed environmental hazardous substance abatement services; and

WHEREAS, RAP, pursuant to Charter Section 372 and Los Angeles Administrative Code Section 10.15(a)(2), finds that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this Agreement is not reasonably practicable or compatible with RAP’s interests of having available as-needed contractors who are assigned various projects on the basis of availability, price and expertise and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by RAP to perform services; and,

WHEREAS, RAP, pursuant to Charter Section 1022, does not have sufficient or adequate personnel in its employ to undertake this task, does not have in its employ staff to respond to this need on an emergency basis, and it is more feasible and economical to secure said services by contract; and

NOW, THEREFORE, the Parties, in consideration of the recitals above and of the terms, covenants, and conditions contained herein, agree as follows:

SECTION 1 - PARTIES TO CONTRACT, REPRESENTATIVES AND NOTICE

1.1 Parties

The parties to this Contract are:

CITY - The City of Los Angeles, Department of Recreation and Parks (RAP), a municipal corporation, having its principal office at 221 North Figueroa Street, Suite 300, Los Angeles, California 90012.

CONTRACTOR – XXX, having its principal office located at XXX, XXX, CA 9XXXX.
1.2 **Representatives**

The representatives of the parties who are authorized to administer this Contract and to whom formal notices, demands and communications will be given for as follows:

**CITY**’s representative will be:

Michael A. Shull, General Manager and / or Designee  
Department of Recreation and Parks  
221 North Figueroa Street, Suite 350  
Los Angeles, California 90012  

With copies to:

Paul J. Davis, Environmental Supervisor II and / or Designee  
Department of Recreation and Parks  
Environmental Division  
221 North Figueroa Street, Suite 400  
Los Angeles, CA 90012  

Telephone Number (213) 202-2667  
Fax Number (213) 202-2611  

**CONTRACTOR’S** representative will be:

**CONTRACTOR NAME**, PERSON AND TITLE  
CONTRACT  
**STREET ADDRESS**  
**CITY, CA ZIPCODE**  

Telephone Number: XXX  
Fax Number: XXX  
EMAIL

1.3 **Notices**

Formal notices, demands and communications to be given hereunder by either party will be made in writing and may be affected by personal delivery or certified mail, return receipt requested and will be deemed communicated as of the date of receipt.

If the person designated to receive the notices, demands or communications or the address of such person is changed, written notice shall be given, in accord with this Section, within five (5) working days of the change.
SECTION 2 - TERM OF CONTRACT

The term of this Contract shall be for no more than three (3) years from the date of execution of this Contract by the City, subject however to earlier termination by RAP as provided in Appendix A – The Standard Provisions for City Contracts (10/17) [v.3].

SECTION 3 - SERVICES TO BE PERFORMED BY THE CONTRACTOR

3.1 Conduct of Operations

A. At all times, work must conform to all current, relevant Federal, State and Local Municipal Building Codes which may include but not limited to the California “Green Book” Building Codes, Universal Building and Electrical Codes, Los Angeles City Building and Electrical Codes.

B. The Contractor shall endeavor to maintain good public relations at all times. Any work awarded under this Contract shall be conducted in a manner that will cause the least possible interference with or annoyance to park patrons or RAP employees.

C. A qualified supervisor shall be present and readily available to City personnel and the public during hours of operation at each work site. The site supervisor shall be available to RAP's Contract Inspector at all times during normal working hours. Avoiding contact with the Contract Inspector may result in suspension of work awarded under this Contract without extension of any such work.

D. Contractor's working hours must coincide with those of the Department of Recreation and Parks (Monday through Friday, 7:00 a.m. – 3:30 p.m., excluding City holidays). The Department of Recreation and Parks must first approve any deviation from these hours and/or work on weekends and/or holidays.

E. The Contractor shall carefully protect from damage all existing trees, shrubs, plants, fences, and other features. The Contractor shall be liable for any and all damage(s) caused by contract operations to such trees, shrubs, plants, other growth and features or property. All damaged trees, shrubs, plants, other growth and features, and property shall be replaced or restored to their original condition to the satisfaction of the Contract Inspector at Contractor's expense.

F. At all times, traffic control measures should conform to the Work Area Traffic Control Handbook, latest edition, published by Building New, Inc. Pedestrian and vehicular traffic shall be allowed to pass through the work area only under conditions of safety and with as little inconvenience and delay as possible. The Contractor shall provide and maintain adequate barricades.
and warning devices. Flag persons shall be stationed as reasonably necessary for the safety of persons and vehicles.

G. The roads and pathways shall be left free of debris at the close of each day’s operation.

H. Contractor will be responsible for all safety requirements and certifications in accordance with CAL-OSHA rules and regulations. It will be the Contractor’s responsibility to assess the work location and implement safety controls and procedures that are compliant with Title 8 of the California Code of Regulations. All projects will be awarded to Contractor as a “Single Employer” in accordance with CAL OSHA classifications. Contractor will be responsible and have full control over all construction activities as well as safety requirements thereof, for each as-needed project awarded under this Contract.

I. The Contractor shall notify the Contract Inspector at least twenty-four (24) hours prior to starting the work under this Contract.

J. If the Contractor, after having officially started any project under this Contract, should discontinue work for any cause, the Contractor shall notify the Contract Inspector of intent to do so, and shall further notify the Contract Inspector of the date of re-starting operations.

K. All work awarded under this Contract shall be completed to the satisfaction of the RAP Contract Inspector. Work will be considered complete only when signed off by the RAP’s Contract Inspector. Work shall be performed to the specifications as determined by the CITY.

L. Failure to comply with any requirement contained herein may result in suspension of project work awarded under this Contract without extension.

M. The RAP Contract Inspector must approve any request for sub-contracting of work prior to such subcontracting.

N. Contractor shall provide equipment and personnel for all tasks for all project work awarded under this Contract.

O. Contractor shall comply with all provisions set forth in the RFQ which identifies obligations, legal or otherwise, for which the selected contractor under the RFQ must comply, including compliance with the applicable provisions of the Labor Code of the State of California relating to Public Works wages, including any prevailing wage requirements.
3.2 SERVICES TO BE PROVIDED BY THE CONTRACTOR:

CONTRACTOR shall perform as-needed environmental hazardous substance abatement services, which may include, without limitation, the following tasks:

- Assist in development of scope of construction for remedial action plans;
- Support RAP interface with regulatory oversight agencies;
- Assist in the oversight and review of remedial construction activities to ensure regulatory compliance;
- Develop abatement plans and specifications;
- When required, work in conjunction with a City-approved on-site air-monitoring contractor overseeing abatement work;
- Abate, remove, excavate, encapsulate, or enclose contaminated soil, asbestos and asbestos-containing material, lead-containing material, mold, and other hazardous materials;
- Provide restoration and remedial services in response to damage by fire, water, earthquake, and other man-made or natural disasters;
- Clean and decontaminate the specified work site and any other contaminated areas affected during abatement work or from other exposures;
- Safely and properly package, transport, and dispose of all hazardous and non-hazardous wastes in a City- and State-approved landfill, and prepare necessary documentation e.g. Uniform Hazardous Waste Manifest, Land Disposal Restriction form, Bill of Lading, and any other forms required for compliance with applicable regulations;
- Perform or arrange waste profiling, transportation, and disposal of any debris, contaminated solids or liquids, non-hazardous or hazardous waste to an appropriately licensed Treatment Storage or Disposal facility (TSD) using a licensed waste hauler;
- Complete all required regulatory notifications for abatement or stabilization activities e.g. Los Angeles Fire Department (LAFD), South Coast Air Quality Management District (SCAQMD), etc.;
- Implement Procedure 5 plans and other hazardous materials emergency response measures.
- Prepare close out reports that document project activities, includes copies of required regulatory paperwork, certifications, manifests, notifications, and results; and provide all requested documentation evidencing that all work was completed in accordance with federal, state, and local environmental and worker safety laws and regulations.

CONTRACTOR will be responsible for providing medical records of employees as necessary (e.g. prior to the start of a project or when requested by the RAP); as well as performing any necessary personal air monitoring of their employees.

The specific services to be provided by CONTRACTOR for any projects awarded under this Contract shall be as set forth in the statement of work for such project and its related Notice
to Proceed issued for such project, both of which shall be incorporated into and made a part of this Contract.

SECTION 4 - SERVICES TO BE PROVIDED BY THE CITY

4.1 CITY personnel will work cooperatively with the CONTRACTOR to ensure timely approvals of all items required under this Contract.

4.2 CITY will promptly act, review, and make decisions as necessary to permit the orderly progress of Contractor’s work under this Contract.

SECTION 5 - INSPECTION

5.1 CONTRACTOR must request final inspection from CITY representative for work completed at each site for each project awarded under this Contract.

5.2 CONTRACTOR will receive written notification for any services and/or delivery determined by the Project Manager (Construction and Maintenance Supervisor or his/her designee) to be below an acceptable level. This notification shall be in the form of a “Notice to Correct Unacceptable Service.”

5.3 CONTRACTOR shall respond in writing to the Project Manager indicating what steps are being taken to correct the unacceptable service. If unacceptable service is not corrected after the CONTRACTOR receives the “Notice to Correct Unacceptable Service,” payment may be withheld by the CITY until corrections are made.

5.4 If unacceptable service continues, or if the supplier receives three or more such notices, the CITY may terminate this Contract as described in PSC-9 Termination, of the Standard Provisions for City Contracts (10/17) [v.3] (or most recent), attached hereto and incorporated herein by reference as Appendix A.

SECTION 6 - COMPENSATION AND INVOICING

6.1 Compensation

CITY will pay CONTRACTOR an amount for service outlined in the “Notice to Proceed” for each individual project awarded under this Contract. The total compensation awarded under this Contract will not exceed Seven Million Dollars ($7,000,000.00) annually on an as-needed basis. CITY in entering in this Contract guarantees no minimum amount of compensation. CITY staff will monitor this not-to-exceed aggregate total.

6.2 CONTRACTOR shall inform CITY of any additional project costs due to unforeseen delays and unexpected changes to the scope of work for a project. Additional project costs shall be itemized by CONTRACTOR and approved by CITY before payment is made to CONTRACTOR. CONTRACTOR must provide a report for each
service line item that is awarded to the CONTRACTOR. These reports should reflect all pertinent information as it relates to the services performed. The Report should have the CONTRACTOR’s business name, address, contract number and contact phone, email and location where the service was performed. No payments shall be made by City accounting staff without an authorized signature from City Staff.

6.3 Invoicing

CONTRACTOR shall invoice upon completion of a project by submitting two (2) copies of the invoice which details the work performed in accordance with the original scope of work for the project and any approved change orders within thirty (30) days of completion of service.

CONTRACTOR shall submit invoices to:

Department of Recreation and Parks
Attention: Paul J. Davis and / or Designee
Planning, Construction, and Maintenance Branch
Environmental Division
221 North Figueroa Street, Suite 400
Los Angeles, CA 90012

All invoices shall be submitted on CONTRACTOR’S letterhead, containing CONTRACTOR’S official logo, or other unique and identifying information such as the name and address of CONTRACTOR. Staff may request evidence that the task has been completed, in the form of a report, brochure or photographs, shall be attached to all invoices.

Invoices and supporting documentation shall be prepared at the sole expense and responsibility of CONTRACTOR. The City will not compensate CONTRACTOR for costs incurred in invoice preparation. The City may request changes to the content and format of the invoice and supporting documentation at any time. The City reserves the right to request additional supporting documentation to substantiate costs at any time.

Tasks that are completed by subcontractors shall be supported by subcontractor invoices, copies of pages from reports, brochures, photographs, or other unique documentation that substantiates their charges.

Failure to adhere to these policies may result in nonpayment pursuant to Charter Section 262(a), which requires the City Controller to inspect the quality, quantity, and condition of services, labor, materials, supplies, or equipment received by any City office or department, and to approve demands before they are drawn on the Treasury.
SECTION 7 - NON-EXCLUSIVITY

RAP and the CONTRACTOR understand and agree that this is a non-exclusive Agreement to provide services to RAP and that RAP may contract with other contractors to provide similar services during the term of this Agreement.

SECTION 8 - RATIFICATION

At the request of RAP, and because of the urgent need therefore, CONTRACTOR may have begun performance of services required hereunder prior to the execution of this Contract. By its execution hereof, CONTRACTOR hereby accepts that such services are subject to all of the terms, covenants, and conditions of this Contract, and CONTRACTOR’S performance of such service.

SECTION 9 - INCORPORATION OF DOCUMENTS

This Contract and exhibits represent the entire integrated agreement of the Parties and supersedes all prior written or oral representations, discussions, and agreements. The following documents are incorporated and made a part hereof by reference:

   Appendix A. Standard Provisions for City Contracts (10/17) [v.3]
   Appendix B. Compliance Documents on file in Board Office as submitted by Responder
   Exhibit 1        Form 146 Insurance Requirements

   (Signature Page to Follow)
IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their respective duly authorized representatives.

Executed this _____________day of ________________________, 20___

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS

By __________________________

PRESIDENT

PRINT NAME: ________________________

By __________________________

SECRETARY

PRINT NAME: ________________________

Executed this _____________day of ________________________, 20___

NAME OF CONTRACTOR

By __________________________

PRESIDENT

PRINT NAME: ________________________

By __________________________

SECRETARY

PRINT NAME: ________________________

Approved as to Form:

Date: ____________________________

Michael N. Feuer, City Attorney

By __________________________

Steven H. Hong
Deputy City Attorney