

CITY OF BELL

CONTRACT SERVICES AGREEMENT FOR

**JANITORIAL SERVICES FOR BELL MOBILE HOME PARK AND FLORENCE
VILLAGE MOBILE HOME PARK**

THIS CONTRACT SERVICES AGREEMENT (herein "Agreement") is made and entered into this 29 day of November, 2011, by and between the CITY OF BELL, a California municipal corporation herein ("City") and JAIME LEPE MORA (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES OF CONTRACTOR

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Contractor shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Contractor warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Contractor shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

1.4 Warranty. Contractor shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence. Contractor warrants all work under the Agreement to be of good quality and free from any defective or faulty material and workmanship. Contractor agrees that for a period of one year (or the period of time specified elsewhere in the Agreement or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the work, whichever is later) after the date of final acceptance, Contractor shall within ten (10) days after being notified in writing by the City of any defect in the work or nonconformance of the work to the Agreement, commence and prosecute with due diligence all work necessary to fulfill the terms of the warranty at his sole cost and expense. The 1-year warranty may be waived in Exhibit "B" if the services hereunder do not include construction of any improvements or the supplying of equipment or materials.

1.5 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" section in Exhibit "B" and incorporated herein by this reference. In the event of a conflict between Exhibit "B" and any other provision of this Agreement, the provisions of Exhibit "B" shall govern.

2. COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Contractor shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of Eighteen-Thousand Seven-Hundred Twenty Dollars (\$18,720) ("Contract Sum").

2.2 Invoices. Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories.

City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City. City will use its best efforts to cause Contractor to be paid within forty-five (45) days of receipt of Contractor's correct and undisputed invoice. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

2.3 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. Any increase in compensation of up to ten percent (10%) of the Contract Sum, but not exceeding a total contract amount of \$25,000 or in the time to perform of up to one hundred eighty (180) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City.

2.4 Prevailing Wages. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. If the Services are being performed as part of an applicable "Public Works" or "Maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage

Laws. Contractor shall determine the applicable prevailing rates and make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The provisions of this Section may be waived in Exhibit "B" if inapplicable to the services provided hereunder.

3. PERFORMANCE SCHEDULE

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

3.2 Schedule of Performance. [Not applicable]

3.3 Force Majeure. The time in which to perform the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the Agency, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Inspection and Final Acceptance. City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within forty-five (45) days after submitted to City. City shall accept work by a timely written acceptance, otherwise work shall be deemed to have been rejected. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Article 5, pertaining to indemnification and insurance, respectively.

3.5 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding eighteen (18) months from the date hereof.

4. COORDINATION OF WORK

4.1 Representative of Contractor. [Not applicable]

4.2 Contract Officer. DEBRA KURITA is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer by providing written notice to Contractor.

4.3 Prohibition Against Subcontracting or Assignment. Contractor shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

4.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an independent contractor of City with only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City, or that it is a member of a joint enterprise with City.

5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. [Not applicable]

5.2 Indemnification. To the full extent provided by law, Contractor agrees to indemnify, defend and hold harmless the City, its officers, employees and agents against, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, including paying any legal costs, attorneys fees, or paying any judgment (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work or services of Contractor, its officers, agents, employees, agents, subcontractors, or invitees, provided for herein ("indemnitors"), or arising from Contractor's indemnitors' negligent performance of or failure to perform any term, provision, covenant, or condition of this Agreement, except claims or liabilities to the extent caused by the negligence or willful misconduct of the City indemnitees.

5.3 General Insurance Requirements. [Not applicable]

6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records. [Not applicable]

6.2 Reports. [Not applicable]

7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California.

7.2 Disputes; Default. In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

7.3 Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

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

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

8. MISCELLANEOUS

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

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

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the Chief Administrative Officer and to the attention of the Contract Officer, at City of Bell City Hall, 6330 Pine Avenue, Bell, CA 90201 and in the case of the Contractor, to the person at the address designated on the execution page of this Agreement.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's

consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or make a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

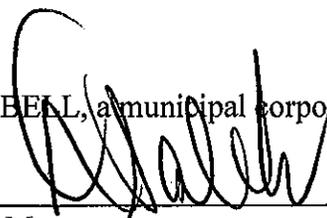
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

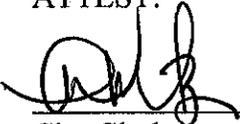
CITY:

CITY OF BELL, a municipal corporation

Ali Saleh, Mayor



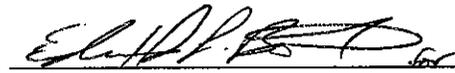
ATTEST:



City Clerk

APPROVED AS TO FORM:

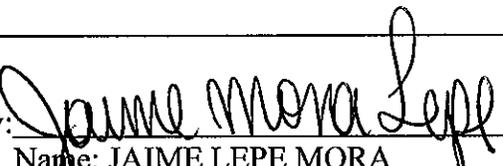
ALESHIRE & WYNDER, LLP



David Aleshire, City Attorney

CONTRACTOR:

By:



Name: JAIME LEPE MORA

Address:

6255 WALKER AVE
BELL CA 90201

[END OF SIGNATURES]

EXHIBIT "A"
SCOPE OF SERVICES

JANITORIAL SERVICES

I. Contractor shall perform the janitorial services at Bell Mobile Home Park and Florence Village Mobile Home Park described below in sections A and B as follows:

A. All of the janitorial services described in this section A shall be provided at Bell Mobile Home Park on each day, every Monday, Thursday and Saturday, except as otherwise expressly stated below:

Bell Mobile Home Park Office:

- Dust all desks, cabinets, wall art/ frames and windows
- Sweep and clean floors, window sills, etc.
- Empty all trash (pick up any trash on floor) and take to dumpster

Shower and Bathroom Facility:

- Clean entire shower enclosure (walls, floor, etc.)
- Sweep and mop floor
- Empty all trash (pick up any trash on floor) and take to dumpster
- Wipe down all trash receptacles
- Refill soap dispensers
- Clean mirrors
- Clean toilets - inside and outside
- Refill towel dispensers
- Refill toilet paper and seat covers
- Refill room deodorizer and batteries as necessary
- Wipe and clean door, door knobs, light switches, etc.

Laundry Facilities:

- Empty all trash (pick up any trash on floor) and take to dumpster
- Sweep and mop floor
- Wipe down and clean all machines
- Clean windows, window sills and screens

Recreation Center:

- Empty all trash (pick up any trash on floor) and take to dumpster
- Vacuum, sweep and mop floor
- Clean all counters, tables, chairs, etc.
- Keep room organized, including placing all tables and chairs in a well-organized setting
- Fill water, coffee, and coffee-making supplies
- Clean windows, window sills and screens

Park Lights:

- All Bell Mobile Home Park lights shall be checked monthly
- Park lights in need of replacement shall be replaced immediately, and in no event later than the end of the work day

General:

- Water empty mobile home spaces and remove all weeds from empty spaces
- Drive around Bell Mobile Home Park once in morning and once in evening to ensure all maintenance issues described in this section A are attended to
- Report all incidents and needed repairs verbally and in writing to Bell Mobile Home Park manager immediately, and in no event later than the end of the work day for resolution by the Bell Mobile Home Park manager. If the Bell Mobile Home Park manager cannot be contacted, report all incidents and needed repairs verbally and in writing immediately, and in no event later than the end of the work day, to Christina Peña or the designated City of Bell employee charged with oversight of city-owned mobile home parks.

- B. All of the janitorial services described in this section B shall be provided at Florence Village Mobile Home Park on each day, every Tuesday, Wednesday, and Friday, except as otherwise expressly stated below:**

Florence Village Mobile Home Park Office:

- Dust all desks, cabinets, wall art/ frames and windows
- Sweep, and clean floors, window sills, etc.
- Empty all trash (pick up any trash on floor) and take to dumpster

Shower & Bathroom Facility:

- Clean entire shower enclosure (walls, floor, etc.)
- Sweep and mop floor
- Empty all trash (pick up any trash on floor) and take to dumpster
- Wipe down all trash receptacles
- Refill soap dispensers
- Clean mirrors
- Clean toilets - inside and outside
- Refill towel dispensers
- Refill toilet paper and seat covers
- Refill room deodorizer and batteries as necessary
- Wipe and clean door, door knobs, light switches, etc.

Laundry Facilities:

- Empty all trash (pick up any trash on floor) and take to dumpster
- Sweep and mop floor
- Wipe down and clean all machines

- Clean windows, window sills and screens

Recreation Center (upstairs & down stairs)

- Empty all trash (pick up any trash on floor) and take to dumpster
- Vacuum, sweep and mop floor
- Clean all counters, tables, chairs, etc.
- Keep room organized, including placing all tables and chairs in a well-organized setting
- Fill water, coffee, and coffee-making supplies
- Clean windows, window sills and screens

Village Lights:

- All Florence Village Mobile Home Park lights are to be checked monthly
- Park lights in need of replacement shall be replaced immediately, and in no event later than the end of the work day

Pool and Spa:

- Empty all trash (pick up any trash on floor) and take to dumpster

General:

- Water empty mobile home spaces and remove all weeds from empty spaces
- Drive around Florence Village Mobile Home Park once in morning and once in evening to ensure the maintenance issues described in this section B are attended to
- Report all incidents and needed repairs verbally and in writing to Florence Village Mobile Home Park manager immediately, and in no event later than the end of the work day for resolution by the Florence Village Mobile Home Park manager. If the Florence Village Mobile Home Park manager cannot be contacted, report all incidents and needed repairs verbally and in writing immediately, and in no event later than the end of the work day, to Christina Peña or the designated City of Bell employee charged with oversight of city-owned mobile home parks.

II. As part of the Services, Contractor will prepare and deliver the following tangible work products to the City: [Not Applicable]

III. In addition to the requirements of Section 6.2, during performance of the Services, Contractor will keep the City apprised of the status of performance by delivering the following status reports:

- A. For Bell Mobile Home Park, Contractor shall report all incidents and needed repairs verbally and in writing to the Bell Mobile Home Park manager immediately, and in no event later than the end of the work day for resolution by the Bell Mobile Home Park manager.

B. For Florence Village Mobile Home Park, Contractor shall report all incidents and needed repairs verbally and in writing to one of the Florence Village Mobile Home Park managers immediately, and in no event later than the end of the work day for resolution by the Florence Village Mobile Home Park manager.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Contractor without additional charge to the City until found satisfactory and accepted by City.

EXHIBIT "B"
SPECIAL REQUIREMENTS

Section 1.2 is hereby amended to read as follows:

"1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction. All work and services rendered hereunder shall be provided in accordance with all applicable ordinances, resolutions, statutes, rules, and regulations pertaining to mobile home parks and special occupancy vehicle parks, including the Mobile Home Residency Law, Civ. Code § 798 et seq."

Section 1.4 is hereby amended to read as follows:

Section 1.4 is hereby amended to read as follows:

"1.4 Liquidated Damages. Contractor shall adopt reasonable methods during the life of the Agreement to furnish the services rendered pursuant to this Agreement in a manner acceptable to the City. Contractor agrees to remedy, to the satisfaction of the Contract Officer, and all deficiencies in the performance of services within 24 hours of written notification of such deficiency. In the event of continuing deficiencies, the Contract Officer shall provide Contractor with a written notice of deficiency, and Contractor shall cure same within 24 hours. After 3 written notices of deficiency within any quarter, the City, through the Contract Officer, shall be entitled to deduct from the amount of the next monthly invoice twenty-five dollars (\$25) per deficiency."

Section 2.6 is hereby added and provides:

"2.6 Payment of taxes. Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes."

Section 8.9 is hereby added and provides:

"8.9 No obligation to furnish supplies. The City shall not be obligated to furnish janitorial supplies, cleaning products, and trash liners. " We currently furnish all janitorial supplies, If this will stay the same, 8.9 should be eliminated.

EXHIBIT "C"
SCHEDULE OF COMPENSATION

- I. Contractor shall perform all services timely as set forth in Exhibit "A".**
- II. The total compensation for the Services shall be \$1,040 per month, subject to the maximum contract amount as provided in Section 2.1 of this Agreement.**
- III. The City will compensate Contractor for the Services performed upon submission of a valid invoice. Each invoice is to include:**
 - A. A line item for labor charged to the Services.
 - B. Line items for all other approved reimbursable expenses claimed, with supporting documentation.