

# STAFF REPORT



ITEM NO. **8**  
CITY OF OCEANSIDE

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DATE: April 5, 2006  
TO: Honorable Mayor and City Councilmembers  
FROM: Public Works Department  
SUBJECT: **APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT FOR CITY PRESSURE WASHING SERVICES**

## **SYNOPSIS**

Staff recommends that the City Council approve a professional services agreement with Powerclean of Escondido in the amount of \$186,000 for City pressure washing services.

## **BACKGROUND**

Areas throughout the City require pressure washing on a regular basis. The picnic areas, gazebos and bleacher areas in the parks, bus stop bench areas, the Pacific Promenade, Pierview Undercrossing and various areas downtown are cleaned on a regular schedule. Historically these services have been provided through contract services.

In November 2005, the City solicited proposals from qualified private companies to perform the pressure washing services. Request for Proposals were sent to over 20 firms who have requested to be on the City's vendor list as well as notices in local newspapers and trade journals.

## **ANALYSIS**

Two proposals were submitted, Powerclean of Escondido with a bid price of \$179,853.24 and Kiwi Cleaning Services of Oceanside with a bid price of \$197,190.

A staff panel consisting of the field manager, contract manager and a service specialist reviewed each proposal. Proposals were compared on a competitive negotiation basis. Overall qualifications, including the qualifications of key personnel, prior service experience, availability of personnel and ability to provide the required services, were considered critical. While cost was a very important consideration, it was not the deciding factor. The staff panel used the City's standard evaluation form for proposal ratings to rank the proposals and ranked Powerclean first.

Minor negotiated additional work will bring the agreement price to approximately \$186,000. The term of the agreement is two years commencing May 1, 2006, and ending April 30, 2008. The City may renew the agreement with the same terms and conditions, except

compensation for two additional one-year terms. The yearly compensation would be adjusted to reflect the change in the semi-annual Consumer Price Index for "All Urban Consumers" for San Diego.

**FISCAL IMPACT**

The two-year agreement cost is \$186,000 and is funded in the Public Works Department Budget.

**INSURANCE REQUIREMENTS**

The City's standard insurance requirements will be provided.

**COMMISSION OR COMMITTEE REPORT**

Does not apply.

**CITY ATTORNEY ANALYSIS**

The referenced documents have been reviewed by the City Attorney and approved as to form.

**RECOMMENDATION**

Staff recommends that the City Council approve the professional services agreement with Powerclean of Escondido in the amount of \$186,000 for City pressure washing services; and authorize the City Manager to execute the document.

PREPARED BY:

  
\_\_\_\_\_  
Gary P. Gurley  
Senior Property Agent

SUBMITTED BY:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Senior Management Analyst

Peter Weiss, Public Works Director

  
\_\_\_\_\_

**CITY OF OCEANSIDE**

**PROFESSIONAL SERVICES AGREEMENT**

**PROJECT:           PRESSURE WASHING**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and **David L. Ausmus, a sole proprietorship doing business as Powerclean**, hereinafter designated as "CONTRACTOR."

**NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:**

1.    **SCOPE OF WORK.** The CONTRACTOR shall furnish all labor, equipment, materials, tools, services and special skills required to perform the scope of work as set forth in Exhibit "A" attached hereto and by this reference made part of this Agreement.

2.    **INDEPENDENT CONTRACTOR.** CONTRACTOR's relationship to the CITY shall be that of an independent contractor. CONTRACTOR shall have no authority, express or implied, to act on behalf of the CITY as an agent, or to bind the CITY to any obligation whatsoever, unless specifically authorized in writing by the Director, Public Works. The CONTRACTOR shall not be authorized to communicate directly with, nor in any way direct the actions of, any bidder or the construction contractor for this project without the prior written authorization by the Director, Public Works. CONTRACTOR shall be solely responsible for the performance of any of its employees, agents, or subcontractors under this Agreement. CONTRACTOR shall report to the CITY any and all employees, agents, and consultants performing work in connection with this project, and all shall be subject to the approval of the CITY.

3.    **INSURANCE.**

3.1   **Liability Insurance.**

3.1.1 CONTRACTOR shall, throughout the duration of this Agreement maintain comprehensive general liability and property damage insurance, or commercial general liability insurance, covering all operations of CONTRACTOR, its agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.

3.1.2       CONTRACTOR shall maintain the following minimum limits:

General Liability

Combined Single Limit Per Occurrence	\$1,000,000
General Aggregate	\$2, 000,000

# PRESSURE WASHING

## Automobile Liability

Combined Single Limit Per Occurrence                      \$1,000,000

**3.1.3** All insurance companies affording the provided coverage in Section 3.1.2 to the CONTRACTOR shall be required to add the City of Oceanside as "additional insured" under the insurance policy for all work performed in accordance with this Agreement.

**3.1.4** All insurance companies affording coverage to the CONTRACTOR shall be insurance organizations admitted by the Insurance Commissioner of the State Department of Insurance to transact business of insurance in the State of California.

**3.2 Workers' Compensation.** Pursuant to Labor Code Section 1861, the CONTRACTOR hereby certifies that the CONTRACTOR is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and the CONTRACTOR will comply with such provisions, and provide certification of such compliance as a part of these Award Documents.

**4. PROFESSIONAL ERRORS AND OMISSIONS INSURANCE.** Omitted.

**5. CONTRACTOR'S INDEMNIFICATION OF CITY.**

CONTRACTOR shall indemnify and hold harmless the CITY and its officers, agents and employees against all claims for damages to persons or property arising out of the negligent acts, errors or omissions by the CONTRACTOR, or its employees, agents, subcontractors, or others in connection with the execution of the work covered by this Agreement.

CONTRACTOR'S indemnification shall include any and all costs, expenses, attorneys' fees and liability incurred by the CITY, its officers, agents, or employees in defending against such claims, whether the same proceed to judgment or not.

CONTRACTOR's indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONTRACTOR.

**6. AGREEMENT BONDS.** Prior to the commencement of any work under this AGREEMENT, the CONTRACTOR shall provide two good and sufficient bonds in the amounts listed below:

## PRESSURE WASHING

**6.1 Performance Bond** for 33 percent of the AGREEMENT award (**The estimated compensation is approximately \$186,000 for the two year term of the agreement**) to guarantee faithful and timely performance of all work, in a manner satisfactory to the CITY, and further guarantee that all materials and workmanship will be free from original or developed defects.

**6.2 Payment Bond.** Omitted.

### **7. TERM.**

**7.1 Commencement.** The term of this Agreement shall be for a period of two years commencing on May 1, 2006 and terminating April 30, 2008.

**7.2 Renewal Options.** The CONTRACTOR may request extensions of the term of this Agreement for two (2) additional consecutive one (1) year terms under the terms and conditions of this Agreement, except compensation, which will be adjusted according to §7.3 and provided that the CONTRACTOR is not in default of this Agreement.

The CONTRACTOR may request extensions provided that written notice from the CONTRACTOR is received by the City Manager no sooner than **180 days and not later than 90 days** prior to the expiration of the term of this Agreement. No later than **60 days** from the receipt of CONTRACTOR 's written request to extend the term of this Agreement the City Manager shall, in writing provide CONTRACTOR with the CITY's determination to either accept or reject CONTRACTOR's request for extension. The acceptance of one Agreement extension does not obligate the CITY to accept a subsequent CONTRACTOR requested extension.

### **8. COMPENSATION.**

**8.1** CONTRACTOR's compensation for all work performed in accordance with this Agreement, shall be based on unit prices and extra cleaning cost as more particularly described in Exhibit "B", attached hereto and by this reference made part of this Agreement. The estimated compensation is approximately \$186,000 for the term of the agreement.

**8.2** CONTRACTOR shall provide CITY monthly invoices based upon Exhibit "B" prices for the actual work performed. CITY will make payments within fifteen (15) days of the receipt of monthly invoice.

**8.3 Compensation Adjustment Computation.** Any term renewal compensation under the Agreement shall be computed in accordance with the following definitions and formulas for each Exhibit "B" item:

## PRESSURE WASHING

### Definitions:

**Compensation Adjustment Index.** The index used will be the semi-annual Consumer Price Index for "All Urban Consumers" for San Diego, California. If this index is no longer published, the index for adjustment will be the U.S. Department of Labor's "Comprehensive Official Index" most comparable to the aforesaid index.

If the Department of Labor indices are no longer published, another index generally recognized as authoritative will be substituted by agreement of CITY and CONTRACTOR. If the parties cannot agree within **60 days** after demand by either party, a substitute index will be selected by the Chief Officer of the Regional Office of the Bureau of Labor Statistics or its successor.

**Initial Compensation:** The initial compensation at the commencement of the Agreement divided by two (2) years.

**Existing Compensation:** The existing compensation shall be the compensation in effect on the date proceeding the term renewal date.

**Percent change in the CPI:** The percent change in the CPI shall be the percent change in the San Diego All Consumer Index over the preceding **12 month** period from January 1 through December 31 2006 for the third year renewal and January 1 through December 31, 2007 for the fourth year renewal.

### Rent Adjustment Formulas:

**First Adjustment:** Initial compensation + (Initial compensation x the percent change in the CPI) = New compensation.

For example:  $\$122,000 + (\$122,000 \times 2.5\%) = \$125,050$

**Subsequent Adjustments:** Existing compensation + (Initial compensation x the percent change in the CPI) = New compensation.

For example:  $\$125,050 + (\$122,000 \times 3\%) = \$128,710$

## 9. SPECIAL PROVISIONS.

**9.1 Termination Of Agreement.** The CITY may terminate the AGREEMENT as described elsewhere in the AGREEMENT or upon written notice by the CITY when

## PRESSURE WASHING

conditions encountered during the Work make it impossible or impracticable to proceed, or when the CITY is prevented from proceeding with the AGREEMENT by act of God, national emergency, proclamation of the President of the United States, order of any federal authority, by law, or by official action of a public authority.

In the event of such a termination, the CONTRACTOR shall be entitled to compensation only for the reasonable value of the work done.

**9.2 DEFINITIONS.** The use of the words "shall" and "may" shall be understood to mean mandatory and permissive respectively. Where "as directed," "as required," "as permitted," "approved," "acceptance," or words of similar import are used, it shall be understood that the direction, requirement, permission, approval or acceptance by the Project Manager is intended unless otherwise stated. As used herein, "provided" shall be understood to mean "provide complete in place". The use of "Project Manager" shall be construed to mean the Division Manager or his/her designated representative(s) and any such designation shall be in writing. The use of the word "CONTRACTOR" shall be held to mean the CONTRACTOR and or any person employed by the CONTRACTOR and working under this Agreement.

**9.3 Local Office.** The CONTRACTOR shall maintain a local office with a competent company representative who can be reached during normal working hours and who is authorized to discuss matters pertaining to this Agreement. A local office is one that can be reached by telephone without a toll charge. An answering service in conjunction with a pager for the designated company representative would fulfill this requirement, provided that all calls are returned within a one (1) hour period. A mobile telephone shall not fulfill the requirement for a local office.

**9.4 Licenses and Permits.** The CONTRACTOR shall possess all licenses and permits required for the performance of the work required by this Agreement.

**9.5 Compliance with the Law.** The CONTRACTOR agrees that performance under the Agreement shall comply with applicable laws of the United States of America, the State of California, and the County of San Diego, and that CONTRACTOR also comply with all applicable policies and regulations of the CITY OF OCEANSIDE.

**9.6 Subcontractors.** Subcontractors shall not be allowed under the terms and conditions of the Agreement. All persons engaged in the work will be considered as employees of the CONTRACTOR and the CONTRACTOR shall be held directly responsible for their work and their compensation.

**9.7 Equal Employment Opportunity.** The CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age or disability. The CONTRACTOR shall ensure that all employees and

## PRESSURE WASHING

applicants for employment shall be treated with equality in all aspects of employment processes including, but not limited to, hiring, transfer, promotion, training, compensation and termination, regardless of their race, creed, color, sex, national origin, age or disability.

**9.8 Personnel.** The CONTRACTOR shall furnish sufficient supervisory and working personnel capable of promptly accomplishing, to the satisfaction of the Project Manager and on schedule, all work required under this Agreement during the regular and prescribed hours. All such personnel shall be physically able to do their assigned work. The CONTRACTOR and CONTRACTOR's employees shall conduct themselves in a proper and efficient manner at all times and shall cause the least possible annoyance to the public. Employees shall be fully clothed in suitable uniform attire with a company identifying marker (personnel identification on the back will be considered suitably attired). The Project Manager may require the CONTRACTOR to remove from the work site any employee(s) deemed careless, incompetent, or otherwise objectionable whose continued employment on the job is considered to be contrary to the best interests of the CITY OF OCEANSIDE.

The CONTRACTOR shall have on the job at all times that work is being performed competent supervisors, (who may be working supervisors), who have the ability to speak and understand English, and are able to discuss matters pertaining to this Agreement with the general public and the Project Manager. Supervisors must have a minimum of three (3) years actual field experience, and must be able to demonstrate to the satisfaction of the Project Manager that they possess adequate technical background. Adequate and competent supervision shall be provided for all work done by the CONTRACTOR'S employees to ensure accomplishment of high quality work, which will be acceptable to the Project Manager. In addition, non- working supervisors shall inspect all areas under the Agreement a minimum of two times each week.

**9.9 Safety Requirements.** All work under Agreement shall be performed in such manner as to provide maximum safety to the public and, where applicable, to comply with all safety standards required by CAL-OSHA. The Project Manager reserves the right to issue restraint or cease and desist orders to the CONTRACTOR when unsafe or harmful acts are observed or reported relative to the performance of the work under this Agreement.

**9.10 Hazardous Conditions.** The CONTRACTOR shall maintain all work sites free of hazards to persons and/or property resulting from CONTRACTOR's operations.

**9.11 FAILURE TO PERFORM SATISFACTORILY.** It is agreed and understood that if the CONTRACTOR fails to perform the work as specified herein, the Project Manager may:

## PRESSURE WASHING

1. Pay only for the amount of service received, as determined by the Project Manager, with an appropriate downward adjustment in Agreement price; or
2. Have such required work done by CITY Forces, by others or by both, and charge the cost thereof to the CONTRACTOR.

**9.12 PAYMENTS WITHHELD.** The CITY may withhold payment to such extent as may be necessary to protect the CITY from loss due to:

1. Work required in the specifications, which is defective, incomplete or not performed. Such adjustments may be estimated cost for performance by CITY Forces, plus CITY overhead, and shall include overtime pay as required to complete the work.
2. Claims filed against the CITY for damage caused by the CONTRACTOR's acts or omissions, or reasonable evidence indicating probable filing of such claims.
3. Failure of the CONTRACTOR to make payments properly for materials or labor.
4. A reasonable doubt that the Agreement can be completed for the balance then unpaid.

**9.13 MINOR MODIFICATIONS.** The Project Manager may modify these specifications with the joint written approval of the CONTRACTOR and the CITY OF OCEANSIDE.

**9.14 INSPECTION.** The Project Manager shall regularly inspect the project site locations for compliance with these specifications. Discrepancies or deficiencies in the work shall be corrected immediately, in no event in greater than three (3) days, by the CONTRACTOR at no additional cost to the City.

**10. ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONTRACTOR concerning the work to be performed for this project and supersedes all prior negotiations, representations, or agreements.

**11. INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

## PRESSURE WASHING

The CONTRACTOR shall be responsible for complying with all Local, State, and Federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision, and all other provisions which are otherwise lawful shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

**12. AGREEMENT MODIFICATION.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto.

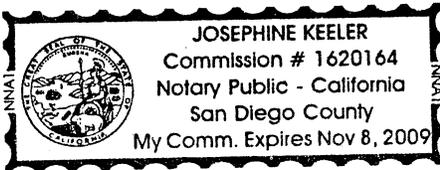
**13. SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONTRACTOR and the CITY.

IN WITNESS WHEREOF the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures this 10 day of March, 2006

  
\_\_\_\_\_  
David L. Ausmus  
dba Powerclean

SOLE PROPRIETORSHIP

\_\_\_\_\_  
Steven R. Jepsen  
City Manager





Approved as to form:

  
\_\_\_\_\_  
ASSISTANT  
City Attorney

**NOTARY ACKNOWLEDGMENTS OF CONTRACTOR MUST BE ATTACHED.**

# PRESSURE WASHING

## EXHIBIT A SCOPE OF WORK

The CONTRACTOR shall furnish all labor, equipment, materials, tools, services and special skills required to perform the pressure washing as set forth in this specification and in keeping with the highest standards of quality and performance.

### MAINTENANCE SCHEDULES

1. **ANNUAL SCHEDULES** CONTRACTOR shall submit detailed Annual Maintenance Schedules in calendar format. The first Annual Schedule is due one week prior to AGREEMENT work commencing. Schedules shall be followed. If the CONTRACTOR fails to perform any scheduled functions on the annual schedules by the scheduled dates (barring acts of God), a 5-day notice to perform will be issued. If, at the end of 30 calendar days, the CONTRACTOR has failed to complete the delinquent work, an outside contractor shall be hired to complete the work. This cost, plus additional inspection and administrative fees shall be deducted from the CONTRACTOR'S monthly billing.

2. **MONTHLY SCHEDULES** The CONTRACTOR shall submit detailed Monthly Maintenance Schedules, in calendar format, updating the Annual Schedule two weeks before the start of work for that month. The first Monthly Schedule is due one week prior to AGREEMENT work commencing.

City events and/or emergencies may preclude scheduled maintenance from being performed. Upon verbal, telephonic or written notice from CITY of an event requiring scheduled maintenance modification, CONTRACTOR shall adapt all schedules, as required, to account for these events at no cost to the CITY.

There are no pre-existing conditions.

### GENERAL

The CITY's Project Managers are:

**Area 1            Bryan Forward  
                         City of Oceanside,  
                         Public Works Department  
                         4925 Oceanside Blvd.  
                         Oceanside, CA 92056  
                         (760) 435-5194**

# PRESSURE WASHING

## EXHIBIT A SCOPE OF WORK

Area 2                      Alan McNeil  
                                    City of Oceanside,  
                                    Public Works Department  
                                    4925 Oceanside Blvd.  
                                    Oceanside, CA 92056  
                                    (760) 435-5204

### 1. INSPECTIONS

- a. The CONTRACTOR'S project superintendent and other necessary personnel shall be available for regularly scheduled and non-scheduled inspections with property owners, property managers and committees and/or the Landscape Inspector.
- b. Each area shall be inspected following scheduled work. If any delinquent items are found, the CONTRACTOR shall have 5 workdays to complete any punch list items. If the contractor fails to complete any punch list items, another contractor will be hired to complete the work. This cost, plus additional inspection and administrative fees shall be deducted from the CONTRACTOR'S monthly billing.

### 2. EXTRA WORK

- a. There may be projects over and above the scope of this contract. There is no implied guarantee that the prime contractor will do any of this extra work. Much is contingent upon the overall quality and cooperation of the prime contractor in regards to regular contract work. Depending on the extent of the project, the City may solicit proposals from several contractors. When performed by the prime contractor, extra work shall not interfere with the completion of contract work. An "Extra" crew supervised by the CONTRACTOR shall be used in order to allow the regular maintenance crew to perform their scheduled work. **This provision will be strictly enforced.**
- b. As part of this Agreement, the CONTRACTOR may be requested to perform extra work. The CITY will pay for such work as extra work per the Unit Cost Schedule.

3. CONTRACT SUPERVISION The CONTRACTOR shall provide a full-time project superintendent for this Agreement who shall possess the necessary skills, knowledge and experience to implement the prime directive and specifications of this contract. The superintendent shall have full jurisdiction over the scheduling of crews and equipment, the acquisition of materials and have authority to provide cost estimates and execute remedial work. The superintendent shall be on-site for the majority of each workday and shall have a mobile phone, fax machine, e-mail and Internet access.

## **PRESSURE WASHING**

### **EXHIBIT A SCOPE OF WORK**

**4. CONTRACTOR RESPONSE TIME** The CONTRACTOR shall be required to respond to CITY services requests and safety issues within 1 hour during business hours (7:00am – 4:00 pm) and within 4 hours during non-business hours. The CONTRACTOR shall provide one primary and one alternate emergency phone number. It is imperative that the CONTRACTOR can be reached at these numbers in case of any emergencies that may come up, especially after work hours.

#### **DETAILED SCOPE OF WORK**

1. Removal and disposal of trash and debris as necessary to wash surfaces. At no time will the CONTRACTOR be allowed to blow, sweep or wash debris or trash into public streets, gutters or storm drains. The CONTRACTOR shall be held liable for any such activity under the Clean Water Act.
2. Complete high pressure wash (2,000 p.s.i.) of the entire work surface.
3. Spot treat gum and clean all stains.
4. Treat malodorous stains with fragrant disinfectant.
5. Report any maintenance issues requiring City response daily.
6. Required cleaning times:
  - a. Area 1 locations must be cleaned between the hours of 2:00 a.m. and 7:00 a.m.
  - b. Area 2 locations. No cleaning during daylight hours on Saturday, Sunday and City Holidays.
  - c. Pierview undercrossing pedestrian ramps and handicap ramps must be cleaned between midnight and 6:00 a.m.
7. CONTRACTOR is responsible for the full recovery and proper disposal of collected wash water required by the Clean Water Act.
8. Graffiti removal/treatment will be the responsibility of the CONTRACTOR, but will be considered an extra upon authorization by the Project Manager. The CONTRACTOR shall be expected to perform this function within 24 hours of notification.

# PRESSURE WASHING

## EXHIBIT A SCOPE OF WORK

### LOCATIONS

The work is broken down into two distinct areas for contract administration, billing and work. Area 1 consists primarily of bus stops and general City areas while Area 2 is primarily areas administrated by the Park Maintenance Department. The following are brief descriptions of each area. Square footage may be reduced or added from any location at the direction of the Project Manager.

#### AREA 1 BUS STOPS AND GENERAL CITY AREAS

- A. Perimeter of lot 32 – the perimeter of the lot bounded by Cleveland Street, from Pierview to Mission Ave, and Mission Ave. from Cleveland to Myers Street. Approximately 8,882 sqft.
- B. Perimeter of lot 33 – The perimeter of the lot bounded by Cleveland Street from Seagaze to Mission Ave, and Mission Ave. from Cleveland to Myers Street. Approximately 8,882 sqft.
- C. Perimeter of lot 35 – The perimeter of the lot on the southeastern corner of Tremont Street and Pierview. Approximately 3,825 sqft.
- D. Pay Machine Islands in parking lots 7, 11a, 11b, 12, 20, 21 (two islands), 24,26 (two islands), 30 and 31. All parking lots are west of North Coast Highway in the vicinity of Mission Avenue.
- E. Perimeter of mulch lots, - The perimeter sidewalks for the lots between the 200 and 300 blocks of Pacific Street and Myers Street. Approximately 8,882 sqft.
- F. Perimeter of top gun lot -The perimeter sidewalk for the city block between the 100 block of North Pacific Street and Myers Street. Approximately 8,882 sqft.
- G. Perimeter of skate park- The frontage on Myers Street in front of the old rotary park/skateboard park, located at 300 North Myers Street, east side.
- H. Bus stops (13 total) at: Vista Way and North Coast Highway southeast corner, Vista Way and North Coast Highway northwest corner, Cassidy and North Coast Highway southwest corner, Oceanside Blvd and North Coast Highway southwest corner, Oceanside Blvd and North Coast Highway southeast corner, West and North Coast Highway northeast corner, 1000 North Coast Highway west side, Wisconsin and North Coast Highway southwest corner, 500 Oceanside Blvd

## **PRESSURE WASHING**

### **EXHIBIT A SCOPE OF WORK**

north side corner, 1502 Mission Ave. (two stops adjacent to each other), Mission and Horne Street, Mission and Horne Street and 602 North Coast Highway.

- I. Sidewalk from 217 North Coast Highway to ally. Approximately 2,556 sqft.
- J. 330 North Coast Highway. Library frontage including bus stop. Approximately 3,980 sqft.
- K. 316 Pierview Way foyer and sidewalk. Approximately 829 sqft.
- L. Star Theater, 402 North Coast Highway. Approximately 1,211 sqft.
- M. Pedestrian underpass at I-5 and Capistrano.

#### **AREA 2 PARK AREAS**

- A. Alamosa Park. 5165 Mesa Drive. Gazebo, approximately 625 sqft.
- B. Balderamma Park. San Diego and Lemon Streets. Gazebo approximately 1,512 sqft. and multi-use pad, approximately 3,240 sqft.
- C. Buccaneer Park. 1502 South Pacific Street. Gazebo, approximately 1,122 sqft.
- D. Cesar Chavez Park. 1315 Division Street. Basketball court, picnic area and playground. Approximately 5,250 sqft.
- E. Lake Park. 4970 Lake Blvd. Concession area and bleacher area, approximately 24,646 sqft. and skate area, approximately 2,200 sqft.
- F. Landes Park. 2855 Cedar Road. Skate area, approximately 6,716 sqft.
- G. Luiseno Park. 1060 Teal Way. Concession area, picnic area, bleacher area. Approximately 29,270 sqft.
- H. MLK Park. 4300 Block Mesa Drive. Picnic area and gazebo. Approximately 11,340 sqft.

## **PRESSURE WASHING**

### **EXHIBIT A SCOPE OF WORK**

- I.** Pacific Promenade. Wisconsin to Sportfisher. Sidewalk and seating areas. Approximately 22,615 sqft. (Seating areas Approximately 7,120 sqft.)
- J.** Pierview Undercrossing. Pierview at the railroad tracks. Pedestrian ramps, approximately 15,081 sqft. and handicap ramps, approximately 736 sqft.

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## PRESSURE WASHING

### EXHIBIT B UNIT PRICES

#### AREAS 1, BUS STOPS AND GENERAL CITY AREAS

LOCATION	ESTIMATED CLEANING FREQUANCY	COST PER MONTH	TOTAL COST	COST PER EXTRA CLEANING
Perimeter Lot 32	Monthly	266.46	6,395.04	266.46
Perimeter Lot 33	Monthly	266.46	6,395.04	266.46
Perimeter Lot 35	Monthly	114.75	2,754.00	114.75
Pay Machine Island Lot 7	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 11a	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 11b	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 12	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 20	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 21 (2 islands)	Monthly	25.00	600.00	12.50 per island
Pay Machine Island Lot 24	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 26 (2 islands)	Monthly	25.00	600.00	12.50 per island
Pay Machine Island Lot 30	Monthly	12.50	300.00	12.50
Pay Machine Island Lot 31	Monthly	12.50	300.00	12.50
Perimeter mulch lot	Monthly	266.46	6,395.04	266.46
Perimeter Top Gun House lot	Monthly	266.46	6,395.04	266.46
Perimeter skate park lot	Monthly	21.45	514.80	21.45
Bus stop Vista Way and Coast Highway southeast corner	Bi Weekly	30.00	720.00	15.00
Bus stop Vista Way and Coast Highway northwest corner	Bi Weekly	30.00	720.00	15.00
Bus stop Cassidy and Coast Highway southwest corner	Bi Weekly	30.00	720.00	15.00
Bus stop Oceanside Blvd and Coast Highway southwest corner	Bi Weekly	30.00	720.00	15.00
Bus stop Oceanside Blvd and Coast Highway southeast corner	Bi Weekly	30.00	720.00	15.00
Bus stop West and Coast Highway northeast corner	Bi Weekly	30.00	720.00	15.00

## PRESSURE WASHING

### EXHIBIT B UNIT PRICES

Bus stop 1000 Coast Highway west side	Bi Weekly	30.00	720.00	15.00
Bus stop Wisconsin and Coast Highway southwest corner	Bi Weekly	30.00	720.00	15.00
Bus stop 500 Oceanside Blvd north side corner	Bi Weekly	30.00	720.00	15.00
Bus stop 1502 Mission Ave. 2 stops	Bi Weekly	30.00	720.00	15.00
Bus stop Mission and Horne Street	Bi Weekly	30.00	720.00	15.00
Bus stop 204 North Coast Highway	Bi Weekly	30.00	720.00	15.00
Bus stop 602 North Coast Highway	Bi Weekly	30.00	720.00	15.00
Sidewalk from 217 North Coast Highway to ally	Bi Weekly	153.36	3,680.64	57.51
330 North Coast Highway. Library frontage including bus stop	Bi Weekly	238.00	5,731.20	89.55
Star Theater foyer, sidewalk and bus stop	Bi Weekly	72.66	1,743.84	18.65
316 Pierview Way foyer and sidewalk	Bi Weekly	49.74	1,193.76	27.25
Pedestrian underpass at I-5 and Capistrano	Weekly	66.42 Per week	6,907.68	66.92

### AREAS 2 CITY PARKS

LOCATION	AREA TO BE CLEANED	ESTIMATED CLEANING FREQUENCY	COST PER MONTH	TOTAL COST	COST PER EXTRA CLEANING
Alamosa Park	Gazebo	Monthly	18.75	450.00	18.75
Balderamma Park	Gazebo	Monthly	45.36	1,088.64	45.36
Balderamma Park	Multi-use pad	Monthly*	97.20	2,332.80	97.20
Buccaneer Park		Monthly	33.66	807.84	33.66
Cesar Chavez Park		Monthly	157.50	3,780.00	157.50

## PRESSURE WASHING

### EXHIBIT B UNIT PRICES

Lake Park		Monthly	739.38	17,745.12	739.38
Lake Park		Monthly	66.00	1,584.00	66.00
Landes Park		Monthly	201.00	4,824.00	201.00
Luiseno Park		Monthly	878.10	21,074.40	878.10
MLK Park		Monthly	340.03	7,200.72	340.03
Pacific Promenade Wisconsin to Sportfisher Streets	Sidewalk and seating area	Monthly@	954.69	11,456.28	954.69
Pacific Promenade Wisconsin to Sportfisher Streets	Seating area	Monthly#	213.60	2,563.20	213.60
Pierview Undercrossing	Pedestrian Ramps	Weekly	452.43 Per week	47,052.72	452.43
Pierview Undercrossing	Handicap Ramps	Weekly+	22.08 Per week	2,296.32	22.08

\* Will be scheduled for cleaning as needed.

@ Cleaning will be once per month from May through October. Total cost is monthly cost X 12.

# Cleaning will be once per month from November through April. Total cost is monthly cost X 12.

+ One cleaning per week. Will be scheduled for cleaning as needed.

Cost per square foot for extra pressure washing not included in this agreement.

**\$0.03** per square foot.