

CAPISTRANO UNIFIED SCHOOL DISTRICT  
**BOARD REPORT**

To: Board of Trustees

From: Clark Hampton, Deputy Superintendent, Business and Support Services  
Prepared by: Lynh Rust, Executive Director, Contracts and Purchasing

Date: March 18, 2020

Board Item: Independent Contractor Agreement No. 1920269 for Emergency COVID-19  
Procedures – American Technologies, Incorporated

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**HISTORY**

Public Contract Code § 20111 requires competitive bidding for public contracts involving an expenditure of more than \$50,000 (adjusted annually by the California Department of Education (CDE)), including the purchase of materials or supplies to be furnished to the District. In December 2018, CDE adjusted the bid limit to be \$92,600.

However, Public Contract Code § 20113 states in an emergency when any repairs, alterations, work, or improvement is necessary to any facility of public schools to permit the continuance of existing school classes, or to avoid danger to life or property, a district can enter into a contact with a vendor without having to solicit competitive bids.

**BACKGROUND INFORMATION**

On March 4, 2020, Governor Gavin Newsom declared a statewide emergency arising from the coronavirus (COVID-19).

**CURRENT CONSIDERATIONS**

This proposed contract with American Technologies, Incorporated is for various cleaning and sanitation emergency services in response to different COVID-19 exposure.

**FINANCIAL IMPLICATIONS**

The cost associated with possible cleaning and sanitation services is estimated to be approximately \$500,000; however, actual expenditures will depend on level of exposure and need. Funding for these services will be from deferred maintenance and possible reimbursement from ASCIP, the District's insurer.

**STAFF RECOMMENDATION**

It is recommended the Board of Trustees approve Independent Contractor Agreement No. 1920269 for emergency COVID-19 procedures with American Technologies, Incorporated by unanimous vote.

**PREPARED BY:** Lynh Rust, Executive Director, Contracts and Purchasing

**APPROVED BY:** Clark Hampton, Deputy Superintendent, Business and Support Services



**INDEPENDENT CONTRACTOR MASTER AGREEMENT**

This Agreement for Contracted Services (“Agreement”) is effective as of **March 19, 2020** (“Effective Date”) by and between Capistrano Unified School District, located at 33122 Valle Road, San Juan Capistrano, California 92675 (“District”) and the contractor listed below (“Contractor”). District and Contractor may hereafter be referred to as “Party” or collectively as the “Parties”.

**AMERICAN TECHNOLOGIES INCORPORATED**

WHEREAS, District is authorized, following approval of this Agreement by its Board of Trustees, pursuant to its general authority set forth in California Education Code §35160 and Public Contract Code §20113, to contract with and employ persons for the furnishing of certain emergency services for repairs, alterations, work, or improvement necessary to any facility of public schools to permit the continuance of existing school classes, or to avoid danger to life or property;

WHEREAS, District is in need of such emergency services in response to the coronavirus/COVID19 pandemic, specifically those described in **Exhibit A**; and

WHEREAS, Contractor is specially trained, experienced, licensed, and competent to perform the emergency services.

NOW, THEREFORE, the Parties agree as follows:

Scope of Work/Services. Contractor shall perform the services as set forth in the Proposal, which is attached hereto as Exhibit A (hereinafter referred to as “Contracted Services”), and incorporated as if fully set forth herein. Contractor’s specific scope of work shall be set forth in Exhibit A and/or supplemented by purchase orders subsequently issued by the District, on an as needed basis.

Fees and Expenses. For the Contracted Services provided for hereunder, Contractor shall be compensated as set forth in Exhibit A. The total cost of services requested by District and provided by Contractor under this agreement shall be specifically authorized by Purchase Order (PO) under the term of this Agreement.

Term of Agreement. The term of this base Agreement is from **March 13, 2020 through December 31, 2020** with the option to extend annually by mutual agreement and upon Board approval for a total contract term not to exceed a total of five (5) years, as allowed by Education Code §17596.

Additional Terms. This Agreement contains additional terms that are set forth in the attached documents titled General Conditions, Special Conditions and Required Documents and Certifications, and associated Purchase Order(s), which by this reference are incorporated herein. District and Contractor acknowledge, and agree to be bound by, the terms set forth in the selected documents attached to this Agreement, as if such additional terms were fully set forth herein.

General Conditions       Special Conditions       Required Documents and Certification  Purchase Order(s)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written above.

**Capistrano Unified School District**

**Contractor**

By: \_\_\_\_\_  
 Name: Lynh N. Rust  
 Title: Executive Director, Contracts & Purchasing  
 Board Approval Date : March 18, 2020

Signature: \_\_\_\_\_  
 Name: Jeffery Jackson  
 Title: Executive Project Director  
 Address: 3360 E. La Palma  
Anaheim, CA 92806  
 Email Address: Jeffery.jackson@atirestoration.com

**GENERAL CONDITIONS**

District and Contractor acknowledge, and agree to be bound by, the provisions set forth below:

1. **Engagement of Services.** District engages the services of Contractor under the terms in the Agreement and these additional provisions. Contractor agrees to exercise the highest professionalism and utmost care, and to utilize Contractor's expertise and talents in completing such services. Contractor agrees that it will act in a manner it believes to be in the best interest of District rather than for itself or another third party. Contractor agrees that it shall perform its services in a timely manner. Contractor agrees to provide Contractor's own equipment, tools and other materials at Contractor's own expense, unless otherwise agreed to in writing by the District. District will make its facilities and equipment available to Contractor when necessary, upon written permission by authorized District personnel. Contractor may not assign, subcontract or otherwise delegate Contractor's obligations under the Agreement without District's prior written consent. Contractor shall devote such time to the performance of services under this Agreement that are reasonably necessary for satisfactory performance of the services and obligations hereunder.
  
2. **Invoicing.** For hourly services, Contractor shall submit invoices to District on a monthly basis with all requested documentation substantiating invoiced charges. For services performed under an agreed fixed fee, Contractor shall submit invoices to District upon completing the services or as otherwise agreed to expressly in this Agreement.
  
3. **Expenses.** Contractor shall handle all expenses incurred in performing services under the Agreement, unless otherwise agreed upon in writing by District.
  
4. **Independent Contractor.** Contractor, in performing this Agreement, shall be, and act as, an independent contractor. Contractor understands and agrees that he/she/it, all his/her/its employees, agents and contractors shall not be considered officers, employees or agents of District, and are not entitled to benefits of any kind or nature normally provided employees of District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Contractor assumes the full responsibility for the acts and/or omissions of his/her/its employees, agents and contractors as they relate to the services to be provided under this Agreement. Contractor shall assume full responsibility for payment of all Federal, State and local taxes or contributions, including unemployment insurance, social security and income taxes, and insurance, including workers' compensation, with respect to Contractor's employees. Further, Contractor and its personnel shall not have the authority, express or implied, to act as an agent on behalf of, or bind, the District, unless expressly authorized in writing by the District.
  
5. **Originality of Services.** Contractor agrees that all technologies, formulae, procedures, processes, methods, writings, and ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, submitted to the District and/or used in connection with this Agreement, shall be wholly original to Contractor and shall not be copied in whole or in part from any other source.
  
6. **Copyright/Trademark/Patent.** Contractor understands and agrees that all matters produced under this Agreement, including information prepared, produced, or provided, such as, for illustrative purposes, documents, writings, typewriting, printing, photostating, computer models, plans, drawings, etc., shall become the property of District and cannot be used without District's express written permission. District shall have all right, title and interest in said matters, including the right to secure and maintain the copyright, trademark and/or patent of said matters in the name of District. Contractor consents to use of Contractor's name in conjunction with the sale, use, performance and distribution of the matters, for any purpose and in any medium. Any trade secrets of the District which come into the possession of Contractor in connection with services under this Agreement, remain the property of the District and Contractor expressly agrees to keep such trades secrets confidential.
  
7. **Termination.** District may terminate the Agreement at its convenience and without any breach by Contractor upon ten (10) calendar days' prior written notice to Contractor. District may also terminate the Agreement immediately in its sole discretion for cause or upon Contractor's breach of any provision of the Agreement. Cause means (a) any act of dishonesty or a plea of no contest to a felony or any crime involving moral turpitude by an individual with whom the District contracts directly, or an owner, officer or director of an entity with whom the District contracts; (b) any reasonable suspicion of fraud; (c) negligence in the performance of duties under the Agreement; and (d) nonperformance, as determined by the District, of any reasonable and lawful duty assigned under the Agreement. Contractor may terminate this Agreement at any time upon thirty (30) days' prior written notice to District. Contractor and District each agree to sign any documents reasonably necessary to complete Contractor's discharge or withdrawal. Upon termination of this Agreement for any reason, Contractor's fees will be prorated based on the work completed at the time of termination for work then in progress, to and including the effective date of such termination, which shall be substantiated by appropriate documentation. Unless other

terms are set forth in this Agreement, District will reimburse Contractor for previously approved expenses in compliance with the policies of the District.

8. Return of District Property. Upon termination of this Agreement or earlier as requested by District, Contractor will deliver to District any and all District property including, but not limited to, District-provided information, intellectual property, and equipment of District. Contractor further agrees that any property situated on District's premises, including disks and other storage media, filing cabinets or other work areas, is subject to inspection by District personnel at any time. The District shall have access, upon reasonable request, to Contractor's plans, job files, reports, data and records relating to the work performed under this Agreement.
9. Indemnification and Hold Harmless. Contractor agrees to and shall immediately defend, indemnify and hold harmless the District, its Board of Trustees, officers, agents, employees, and volunteers from all demands, claims, including active and passive claims, lawsuits, damages, of every kind and nature, losses, costs, attorneys' fees and expenses, liability or claim of liability for personal injury, bodily injury to persons or death, furnishing or use of any copyrighted or uncopyrighted matter or patented or unpatented invention, contractual liability, and damage to property sustained or claimed to have been sustained, arising out of, or pertaining to, activities or services provided by Contractor or its employees, subcontractors, or agents, whether authorized by this Agreement or not. Contractor further agrees to waive all rights of subrogation against the District. This paragraph does not apply to any damage or losses caused by the negligence or willful misconduct of District or its employees. The defense, indemnity and hold harmless provisions of this Agreement shall not be limited, impaired or diminished in any way by the insurance requirements set forth in this Agreement. This paragraph shall be construed in the broadest manner to provide for an immediate defense and indemnity of the claims set forth herein.
10. Insurance. Contractor agrees to carry commercial general liability insurance and automobile liability insurance with limits of one million dollars (\$1,000,000) per occurrence combined single limit for bodily injury and property damage in a form mutually acceptable to both parties to protect Contractor and District against liability or claims of liability, which may arise out of this Agreement. In addition, Contractor agrees to provide an endorsement to this policy stating, "Such insurance as is afforded by this policy shall be primary, and any insurance carried by District shall be excess and noncontributory." No later than the Effective Date, Contractor shall provide District with certificates of insurance evidencing all coverages and endorsements required hereunder. Contractor agrees to name District and its officers, agents and employees as additional insureds by separate endorsement under said policy or policies. Nothing herein shall limit the obligations for Contractor to provide insurance as required under other provisions of this Agreement.
11. Assignment. The obligations of the Contractor pursuant to this Agreement shall not be assigned by Contractor without prior written consent from the District.
12. Notices. All notices that are required or permitted to be given under this Agreement shall be in writing and sent by either personal delivery, nationally recognized overnight courier service or prepaid, first class United States postal mail. Notices shall be sent to signatories to this Agreement at the addresses given therein.
13. Compliance with Applicable Laws. The services completed herein must meet the approval of District and shall be subject to District's general right of inspection to ensure the satisfactory completion thereof. Contractor agrees to comply with all federal, state and local laws, rules, regulations and ordinances that are now or may in the future become applicable to Contractor, Contractor's business, and personnel engaged in operations covered by this Agreement or accruing out of performing of such operations.
14. Permits/Licenses. Contractor and all Contractor's employees or agents shall secure and maintain in force such permits and licenses as are required by law in connection with the furnishing of services under this Agreement.
15. Employment with Public Agency. Contractor, if an employee of another public agency, agrees that Contractor will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.
16. Entire Agreement/Amendment. This Agreement and any exhibits, or general or specific terms and conditions attached hereto constitute the entire Agreement among the parties to it and supersedes any prior or contemporaneous understanding or agreement regarding the services contemplated, and may be amended only by a written amendment executed by both parties to this Agreement.
17. Nondiscrimination. Contractor agrees that it will not engage in unlawful discrimination in employment of persons because of race, color, religious creed, national origin, ancestry, physical handicap, medical condition, marital status, sexual orientation, or gender of such person. To the extent applicable to the this Agreement, Contractor shall comply with the Executive Order

11246 entitled “Equal Opportunity in Federal Employment”, as amended by Executive Order 11375 and 12086, and as supplemented in Department of Labor regulations (41 CFR Chapter 60).

18. Non-waiver. The failure of District or Contractor to seek redress for violation of, or to insist upon, the strict performance of any term or condition of this Agreement, shall not be deemed a waiver by that party of such term or condition, or prevent a subsequent similar act from again constituting a violation of such term or condition.
19. Severability. If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.
20. Attorney Fees/Costs. Should litigation be necessary to enforce any terms or provisions of the Agreement, then the prevailing party shall be entitled to all legally-permitted expenses, including, but not limited to, witness fees, court costs, and attorneys’ fees.
21. Governing Law. The laws of the State of California shall govern the terms and conditions of this Agreement with venue for any dispute arising hereunder to be solely proper in Orange County, California.
22. Construction of Agreement. If there is any uncertainty or ambiguity in the terms of this Agreement, it shall not be construed for or against any Party hereto on the grounds that such Party was responsible for drafting of any particular term set forth herein. The Parties each waive and relinquish in connection with this Agreement any and all rights that he/ she/it may have or claim under California Civil Code section 1654.
23. Conflict. In the event of any alleged, implied, or actual conflict between the express or implied provisions of this Agreement and the provisions of the exhibits, or any other document included herein, the provisions of this Agreement shall govern.
24. Captions. The captions of this Agreement shall have no effect on its interpretation.
25. No Use of Mark or Name. Consultant shall not use any name, trademark or service mark of District without first having received District’s written consent to such use.
26. Singular and Plural. Where required by the context of this Agreement, the singular shall include the plural and vice-versa.
27. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators, and assigns of the respective Parties hereto.
28. Survival and Severability. Unless otherwise specifically provided, the covenants herein shall survive termination of this Agreement. The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render the other provisions unenforceable, invalid, or illegal.
29. Consultant’s Employees. Contractor shall at all times enforce appropriate discipline and good order among its employees and shall not employ or work any unfit person or anyone not skilled in providing the services required under this Agreement. It shall be the responsibility of Contractor to ensure compliance with this section. Any person in the employ of Contractor whom District may deem incompetent, unfit, intemperate, troublesome or otherwise undesirable shall be excluded from providing services under this Agreement and shall not again provide services except with District’s written consent. Contractor shall ensure that persons who perform services on District’s property, including without limitation K12 school districts, have not been convicted of any felony, have not been convicted of any controlled substance offense, and have not been convicted of any sex offense, as those terms are defined by Education Code section 45125.1.
30. Mandatory Claims Process, including Expedited Arbitration.

If District or Consultant has a claim regarding, arising from, or pertaining to this Agreement, this Mandatory Claims Process is the exclusive method for determining and resolving such claims.

A. Initial Review and Evaluation of a Claim

Within ten (10) business days of a party to this Agreement suffering a loss, that party shall advise the other party of the loss in writing by sending written notice to the signatory on this Agreement for the other party. Within ten (10) business days of from the date of receipt of such written notice, the signatories to this Agreement shall meet and discuss and resolve the claim. A resolution reached at the Initial Review and Evaluation Meeting shall be reduced to writing and become an amendment to this Agreement upon approval by District’s Board of Trustees.

B. Expedited Mediation

If the Initial Review and Evaluation Meeting does not resolve the claim, then within five (5) business days following the Initial Review and Evaluation Meeting the proponent of the claim shall send a list of four recognized mediators to the other party. Within five (5) business days of receipt of the list, the other party shall then either: (1) select a mediator from the list and notify the proponent of the claim of the selection of a mediator; or (2) if none of the proposed mediators are acceptable, then that party shall send an alternative list of four recognized mediators to the proponent of the claim. Within five (5) business days of receipt of the alternative list, the proponent shall either: (1) select a mediator; or (2) if none of the mediators listed are acceptable, then notify the other party of that fact. If the foregoing process does not result in the selection of a mediator, then the mediation requirement of this paragraph shall not be required and the parties will proceed to the process set forth in paragraph C of Section 30 hereof.

C. Expedited Arbitration

Within five (5) business days following an unsuccessful mediation or if no mediation takes place, the proponent of the claim shall send a list of four recognized arbitrators to the other party. Within five (5) business days of receipt of the list, the other party shall then either: (1) select an arbitrator from the list and notify the proponent of the claim of the selection of an arbitrator; or (2) if none of the proposed arbitrators are acceptable, then that party shall send an alternative list of four recognized arbitrators to the proponent of the claim. Within five (5) business days of receipt of the alternative list, the proponent shall either: (1) select an arbitrator; or (2) if none of the arbitrators listed are acceptable, then notify the other party of that fact. The arbitrators shall be from either JAMS, ADR Services, or the American Arbitration Association. If the foregoing process does not result in the selection of an arbitrator, then the proponent of the claim shall notify one of the foregoing three alternative dispute resolution services and that service shall select an arbitrator. The arbitration shall take place and be concluded within forty five (45) days of the selection of an arbitrator and shall not take more than two (2) full day sessions with the time of the arbitration being divided equally between the parties. The arbitrator's decision must be based on admissible facts. "Admissible Facts" are defined as facts that would be admissible in court under the California Rules of Evidence. The arbitrator's decision must also be based upon applicable law. The arbitrator does not have the power or discretion to fashion any remedy on the contract that he or she sees fit. Rather, the arbitrator's decision must be based on admissible facts and applicable law and in accord with the terms, condition and provisions of the contract. The arbitrator shall issue a written Statement of Decision applying the admissible facts to applicable law under the contract in reaching his/her determination. The arbitrator's decision shall be final and binding and can be introduced into court for the purpose of obtaining a judgment thereon provided the arbitrator has complied with the provisions of this paragraph. Should the arbitrator fail to do so, then an objecting party has the right to have the claim determined in court. The parties agree that the dispute resolutions of this Paragraph 30 are mandatory and the exclusive procedure to determine claims made regarding this Agreement that should a party fail to follow them that the claim is waived, released, and forever forfeited. Each party shall bear its own attorney's fees and costs.

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**REQUIRED DOCUMENTS AND CERTIFICATIONS**

**\*All checked items must be on file with Purchasing Department.**

**Certificates of Insurance**

- ✓ Commercial General Liability Insurance – Additional Insured Endorsement  
Option 1: form CG 20 10 11 85  
or  
Option 2: Choose either Form CG 20 10 07 04 **or** Form CG 20 33 07 04  
Either form **must be accompanied** by Form CG 20 37 07 04
- ✓ Business Auto Liability Insurance
- ✓ Workers’ Compensation and Employers Liability Insurance

Refer to Articles 9 & 10

- ✓ Certification by Contractor Criminal Records Check

- ✓ W-9



# COVID-19 Procedures & Pricing

March 6, 2020





## **OVERVIEW**

There is a recent increase in demand for services involving cleaning and sanitation based on the recent COVID-19 outbreak. ATI crews are experienced, trained and prepared to provide these services.

## **JOB SITE PROCEDURES**

The Environmental/Safety teams have created three job levels (below) that clearly distinguish between a common non-exposure job and a more complicated and higher exposure job.

**LEVEL #1: NO KNOWN EXPOSURE:** PRECAUTIONARY, GENERAL CLEANING, TO BE PERFORMED WITH SPECIFIC DISINFECTANT DESIGNED TO ELIMINATE THE VIRUS

**LEVEL #2: POSSIBLE EXPOSURE:** DEEPER LEVEL OF DETAILED CLEANING, INCLUDES THE PROPER USE OF PPE AND SPECIALIZED EQUIPMENT

**LEVEL #3: CONFIRMED EXPOSURE:** ESCALATE FOR REVIEW AND CASE-SPECIFIC PROTOCOLS



**SQUARE FOOT PRICING**

ADDENDUM

Updated March 6, 2020

SF PRICING				
COMPLEXITY	LVL 1	LVL 2	LVL 3	DESCRIPTION
1	\$0.65	\$1.55	\$1.95	FACILITIES WITH OPEN AREAS WITHOUT FF&E* OR INVENTORY (E.G. VACANT/EMPTY OFFICE OR WAREHOUSE)
2	\$0.85	\$2.05	\$2.55	FACILITIES WITH OPEN AREAS WITH MINIMAL FF&E OR INVENTORY (E.G. VACANT/EMPTY OFFICE OR WAREHOUSE)
3	\$1.15	\$3.10	\$3.90	FACILITIES WITH MULTIPLE ROOMS AND STANDARD FF&E (E.G. OFFICES OR HOSPITALITY)
4	\$1.35	\$5.35	\$6.70	FACILITIES WITH MULTIPLE ROOMS AND EXTENSIVE FF&E OR INVENTORY (E.G. HIGH RISE OFFICE, RETAIL, MULTIFAMILY)
5	TBD	TBD	TBD	COMPLEX FACILITIES (E.G. HEALTHCARE, EDUCATION, MUSEUM, GOVERNMENT)

\* FF&E - FURNITURE, FIXTURES & EQUIPMENT.

CODE	DESCRIPTION
LEVEL 1	NO KNOWN EXPOSURE - PRECAUTIONARY CLEAN UP AND RESPONSE WHERE THERE IS NO KNOWN OR SUSPECTED EXPOSURE TO THE COVID-19 VIRUS.
LEVEL 2	POSSIBLE EXPOSURE - SANITIZATION CLEAN UP RESPONSES IN LOCATIONS WITH A POSSIBLE EXPOSE TO THE COVID-19 VIRUS.
LEVEL 3	CONFIRMED EXPOSURE - SANITIZATION CLEAN UP RESPONSES IN LOCATIONS WITH A CONFIRMED EXPOSURE TO THE COVID-19 VIRUS.

American Technologies, Inc. (ATI) reserves the right to change these terms and conditions at any time without prior notice. In the event that any changes are made, the revised terms and conditions shall be shared at that time.



**TIME & MATERIALS**

ADDENDUM

Updated March 6, 2020

<b>COVID-19 LEVEL 1</b>	
COVID-19 LVL 1 TECHNICIAN	\$ 54.00 per HR
COVID-19 LVL 1 SUPERVISOR	\$ 60.00 per HR

<b>COVID-19 LEVEL 2</b>	
COVID-19 LVL 1 TECHNICIAN	\$ 138.00 per HR
COVID-19 LVL 1 SUPERVISOR	\$ 144.00 per HR

<b>COVID-19 LEVEL 3</b>	
COVID-19 LVL 1 TECHNICIAN	TBD
COVID-19 LVL 1 SUPERVISOR	TBD

<b>COVID-19 RATE SCHEDULE – PREVAILING WAGE</b>	
COVID-19 LVL 1 TECHNICIAN / SUPERVISOR	\$ 137.00 per HR
COVID-19 LVL 2 TECHNICIAN / SUPERVISOR	\$ 171.00 per HR
COVID-19 LVL 3 TECHNICIAN / SUPERVISOR	TBD

<b>CODE</b>	<b>DESCRIPTION</b>
LEVEL 1	NO KNOWN EXPOSURE - PRECAUTIONARY CLEAN UP AND RESPONSE WHERE THERE IS NO KNOWN OR SUSPECTED EXPOSURE TO THE COVID-19 VIRUS.
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