

# Mt. Diablo Unified School District

Independent Contract Agreement

Enviro-S.T.A.R., Inc.

Environmental Site Work

For

Pool Replacement

At

Mt. Diablo and College Park High Schools

Dated

**August 24, 2010**

MT. DIABLO UNIFIED SCHOOL DISTRICT  
1936 Carlotta Drive  
Concord, CA 94519

**AGREEMENT BETWEEN  
MT. DIABLO UNIFIED SCHOOL DISTRICT  
AND INDEPENDENT CONTRACTOR**

THIS AGREEMENT is made this 24th day of August 2010, by and between the Mt. Diablo Unified School District (hereinafter "District") and Enviro-S.T.A.R., Inc. (hereinafter "Contractor").

District hereby engages Contractor to render described services under the terms and conditions of this Agreement.

1. Performance of Services

- (a) Contractor agrees to perform the services described on Exhibit "A" (hereinafter "Services") on page 5 of this Agreement as an independent contractor. Contractor will determine the means, manner, method, and details of performing the Services. Contractor shall be responsible for providing the materials, tools, transportation, and workspace necessary for the performance of the services. Contractor may, at Contractor's own expense, use non-District employees to perform the Services under this Agreement. Subcontractors may be used with the written approval of the District only.
- (b) Contractor represents that Contractor has the qualifications and ability to perform the Services in a professional manner, without the advice, control, or supervision of the District. Contractor shall be solely responsible for the professional performance of the services, and shall receive no assistance, direction, or control from District. Contractor shall have sole discretion and control of Contractor's services and the manner in which they are performed.

2. Compensation. District agrees to compensate Contractor for the performance of the Services on the following basis:

\$ 5,000.00 total fee for Services (NOT TO EXCEED)

The basis of the fee for Services shall be as follows:

- a. \$ See Exhibit A.1 per hour,  
b. \$ \_\_\_\_\_ per day, or  
c. \$ \_\_\_\_\_ per engagement.

Check one:

- Partial Payments: Contractor shall invoice District on a monthly basis or as agreed to for all hours worked pursuant to this Agreement.
- Payment in Full: Contractor shall be paid upon completion of services after obtaining originator's signature at the bottom of this contract, indicating that services have been performed.

Contractor shall be responsible for all expenses incurred in association with the performance of the Services.

3. Term and Termination. This Agreement will become effective on August 24, 2010. This Agreement will terminate upon the completion of the Services or when terminated as set forth below.

Either party may terminate this Agreement at any time by giving thirty (30) days written notice to the other party. Should either party default in the performance of this Agreement or materially breach any of its provisions, the non-breaching party may terminate this Agreement by giving written notice to the breaching party. Termination shall be effective immediately on receipt of said notice.

4. Relationship of the Parties. Contractor enters into this Agreement as, and shall continue to be, an independent contractor. Under no circumstances shall Contractor be considered an employee of District within the meaning of any federal, state, or local law or regulation including, but not limited to, laws or regulations governing unemployment insurance, old age benefits, workers' compensation, industrial illness or accident coverage, taxes, or labor and employment in general. Under no circumstances shall Contractor look to District as his/her employer, or as a partner, agent, or principal. Contractor shall not

be entitled to any benefits accorded to District's employees, including, without limitation, workers' compensation, disability insurance, vacation, or sick pay. Contractor shall be responsible for providing, at Contractor's expense, and in the Contractor's name, disability, workers' compensation or other insurance, as well as licenses and permits usual or necessary for conducting the Services hereunder.

Contractor shall pay, when and as due, any and all local, state and federal income or other taxes incurred as a result of Contractor's compensation hereunder, including estimated taxes, and shall provide District with proof of said payments upon demand. Contractor hereby indemnifies District for any claims, losses, costs, fees, liabilities, damages, or injuries suffered by District arising out of Contractor's breach of this Section.

5. Fingerprinting and Criminal Records Check of Contractor's Employees. Contractor shall comply with the provisions of Education Code §45125.1 regarding the submission of fingerprints to the California Department of Justice and the completion of criminal background investigations of the contractor and/or its employees. Contractor shall not permit any employee to have any contact with District pupils until such time as Contractor has verified in writing to the governing board of the District that such employee has not been convicted of a felony, as defined in Education Code §45125.1.
6. Rules and Regulations. All results and regulations of the Board of Education and all federal, state, and local laws, ordinances and regulations are to be observed strictly by Contractor pursuant to this Agreement.
7. Indemnification. Contractor shall and does hereby indemnify, defend, and hold harmless District, and District's officers, employees, agents and representatives from and against any and all claims, demands, losses, costs, expenses, obligations, liabilities and damages, including, without limitation, interest, penalties, and reasonable attorneys fees and costs, that District may incur or suffer and that arise, result from, or are related to any breach or failure of Contractor to perform any of the representations, warranties, and agreements contained in this Agreement.
8. Insurance. Insurance shall be endorsed to include the District, its officers, officials, agents, employees and volunteers as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the Contractor. Such insurance shall contain a provision that the insurance afforded thereby to the District and its officers, officials, agents, employees and volunteers shall be primary insurance to the full limits of liability of the policy, and that if the District, its officers, officials, agents, employees and volunteers have other insurance against a loss covered by such a policy, such other insurance shall be excess insurance only.
9. Ownership of Designs and Plans. Contractor agrees that all designs, plans, reports, specifications, drawings, schematics, prototypes, models, inventions and all other information and items made during the course of this Agreement and arising from the Services shall be owned by and assigned to District as its sole and exclusive property.
10. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by telegram, overnight delivery service, or facsimile transmission, addressed as follows:

DISTRICT

Mt. Diablo Unified School District  
1936 Carlotta Drive  
Concord, CA 94519-1397  
Attn: Superintendent

CONTRACTOR

Name:	<u>Mr. Ralph P. Guzman</u>
Address:	<u>Enviro-S.T.A.R. Inc.</u> <u>2194 Edison Avenue, Suite F</u> <u>San Leandro, CA 94577</u>
Phone:	<u>(510) 586-5996</u>
Fax:	<u>(510) 568-7998</u>
Tax ID #:	<u>51-0426384</u>

Any notice personally given or sent by telegram or facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

- 11. Entire Agreement of Parties. This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions, negotiations and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both parties.
- 12. California Law. This Agreement shall be governed by and the rights, duties and obligations of the parties shall be determined and enforced in accordance with the laws of the State of California. The parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in Contra Costa County, California.
- 13. Attorneys' Fees. If either party files any action or brings any proceedings against the other arising out of this Agreement, the prevailing party shall be entitled to recover, in addition to its costs of suit and damages, reasonable attorneys' fees to be fixed by the court. The "prevailing party" shall be the party who is entitled to recover its costs of suit, whether or not suit proceeds to final judgment. No sum for attorneys' fees shall be counted in calculating the amount of a judgment for purposes of determining whether a party is entitled to its costs or attorneys' fees.
- 14. Waiver. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

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

MT. DIABLO UNIFIED SCHOOL DISTRICT

CONTRACTOR:

By: \_\_\_\_\_  
Budget Administrator Date

By: Ralph P. Squiman 08/11/10  
Date

Title: \_\_\_\_\_

Title: PRESIDENT

Authorized by: \_\_\_\_\_  
Assistant or Associate Superintendent Date

Approved: \_\_\_\_\_  
Assistant Superintendent of Personnel Date

**TO BE COMPLETED BY DISTRICT BUDGET ADMINISTRATOR**

It is my determination that this contractor is not required to comply with Ed. Code §45125.1 regarding the submission of fingerprints to the Department of Justice.

OR

This contractor is subject to the requirements of Ed. Code §45125.1 and will not begin services until I have received evidence that the Department of Justice has completed its criminal background investigation.

\_\_\_\_\_  
Administrator's Signature Date

Upon completion of Services, sign below and forward original contract to Fiscal Services for payment.

Originator's Signature \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

324.8368.58.6290 - \$2,500.00 (NTE)  
355.8368.58.6290 - \$2,500.00 (NTE)

Budget Code \_\_\_\_\_


*Distribution*  
 original: Fiscal Services for payment  
 copy: Contractor  
 copy: Originator/Budget Administrator

**EXHIBIT A**

**LIST OF SERVICES TO BE PERFORMED BY CONTRACTOR**

- 1. Provide professional services during course of construction for:
  - 1.1. Scope of construction Pool Replacement at Mt. Diablo and College Park High School as described per attached proposal, dated August 4, 2010 (Exhibit A.1).
- 2. The Testing Laboratory services shall include but not be limited to the following tasks:
  - 2.1. Provide laboratory materials testing and resident professional services to insure demolition and construction compliance with code, plans, and specifications as required of public schools in the State of California.
  - 2.2. Provide asbestos monitoring, surveillance and reporting during abatement activities as identified in
    - 2.2.1. College Park – “HAZARDOUS MATERIALS SURVEY REPORT: ASBESTOS, LEAD PAINT/TILE, PCB BALLAST, & FLOURESCENT LIGHT TUBES”, MS Environmental, March 22, 2010.
    - 2.2.2. Mt. Diablo High School, “HAZARDOUS MATERIALS SURVEY REPORT: ASBESTOS, LEAD PAINT/TILE, PCB BALLAST, & FLOURESCENT LIGHT TUBES”, MS Environmental, March 22, 2010.
    - 2.2.3. Item 2.2.1 and 2.2.2 hereby incorporated by reference.
  - 2.3. All required reports through close-out.

Services of Contractor arranged by




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Signature

MO&F  
 Department / School

**EXHIBIT A.1  
CONTRACTOR PROPOSAL**



**Enviro-S.T.A.R., INC.**  
Environmental - Safety, Training And Resources, Inc.



Mr. Timothy Cody  
Mount Diablo Unified School District  
1480 Gasoline Alley  
Concord, California 94520-4823

**PROPOSAL**

August 4, 2010

Enviro-S.T.A.R., Inc. is pleased to submit a proposal to conduct oversight of the abatement of the hazardous materials in support of the Pool Replacement Projects at Mount Diablo High School and College Park High School. The oversight will include the abatement contractors' proper removal of the identified Asbestos-Containing Materials (ACM's), Lead-Based Paint (LBP), PCB's and removal of the florescent light bulbs. Enviro-STAR's Scope of Work entails being present during all facets of the abatement endeavor including the containment set-up; approval of the containment; provide sight-surveillance of the containment integrity and work practices and air monitoring, collection of lead wipe samples (as necessary) during the abatement phase; conduct the final visual inspection; collection of the final air clearance sample(s) and provide authorization for the of the containment tear-down. The abatement work schedule to be determined. Additionally, Enviro-STAR will review the selected abatement contractor submittal package (including, but not limited to: worker training & medical certificates, worker biological monitoring data, respirator fit test forms, site-specific work plan, personal air monitoring program, PPE, MSDS). Enviro-STAR will provide a final written report for each pool replacement site.

Proposal Asbestos-Containing Materials Mount Diablo Unified School District MDHS / CPHS - Pool Replacement Projects				
Description-Task	Assigned Staff <sup>(a)</sup>	Unit Cost (8-hr. shift)	Quantity (Shifts/Units)	Item Sub- Total
<b>Professional Services</b>				
<b>Mount Diablo High School</b>				
Sight-surveillance, inspections & air monitoring services, & review of Contractor submittals	Industrial Hygienist	\$480	2.5	\$1,200
<b>Laboratory</b>				
Asbestos air samples	PCM	\$30	9	\$270
Lead air samples	AA	\$30	3	\$90
Lead wipe samples	AA	\$30	3	\$90
Lead waste stream samples	BTLC, TTLC, TCLP	\$300	1	\$300

2194 Edison Avenue, Suite F San Leandro, CA 94577

phone (510) 568-5996

fax (510) 568-7998

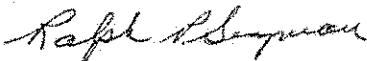
**EXHIBIT A.1  
CONTRACTOR PROPOSAL**

<b>Proposal Asbestos-Containing Materials Mount Diablo Unified School District MDHS / CPHS - Pool Replacement Projects</b>				
Description-Task	Assigned Staff <sup>(A)</sup> Laboratory Analysis	Unit Cost (8-hr. shift)	Quantity (Shifts/Units)	Item Sub- Total
Written Report	Industrial Hygienist	\$200	1	\$200
<b>College Park High School</b>				
Sight-surveillance, inspections & air monitoring services & review of Contractor submittals	Industrial Hygienist	\$480	1.5	\$720
<b>Laboratory</b>				
Asbestos air samples	PCM	\$30	3	\$90
Lead air samples	AA	\$30	9	\$270
Lead wipe samples	AA	\$30	3	\$90
Lead waste stream samples	STLC, TFLC, TCLP	\$300	1	\$300
Written Report	Industrial Hygienist	\$200	1	\$200
<b>ESTIMATED (NTE) TOTAL</b>				<b>\$3,820</b>

If you have any questions, please give me a call at (925) 285-3717.

Thank you for the opportunity to provide you with the cost proposal for this project.

Submitted by:



Ralph P. Guzman  
BS, IH, CAC

Date: August 4, 2010