

**SERVICES CONTRACT AGREEMENT
FOR THE
DOWNTOWN SAN DIEGO PARTNERSHIP
CLEAN AND SAFE PROGRAM**

THIS AGREEMENT (“Agreement”) by and between the DOWNTOWN SAN DIEGO PARTNERSHIP, CLEAN AND SAFE PROGRAM (“DSDP”) and Inter-Con Security Systems, Inc. (“Contractor”), is made and entered into on July 1, 2023 (*Effective date*) with references to the facts set forth below.

RECITALS

- A. Pursuant to a contract (the “City Agreement”) with the City of San Diego (“City”) DSDP is authorized to provide certain services (the “District Enhancement Services”) in the downtown area of San Diego.
- B. The PBID Management Plan states that DSDP may enter into contracts with Contractors to provide District Enhancement Services.
- C. DSDP requires a maintenance service firm to provide safety ambassador services. The Contractor has a background in providing these services and is willing to provide such services to DSDP based on this background.

AGREEMENT

NOW, THEREFORE, in consideration of the terms and conditions herein contained and other good and valuable consideration, receipt of which is acknowledged, the parties hereto agree as set forth below:

- 1. **AGREEMENT PERIOD.** This Agreement shall commence on (“Commencement Date”) and continue through June 30th, 2024 (“Completion Date”) unless terminated sooner pursuant to the termination provision provided in this Agreement.
- 2. **SCOPE OF SERVICES.** Contractor shall provide regularly scheduled patrols of the public right of way that accomplishes the following:
 - Patrol strategic downtown beats on foot, bicycle, or by vehicle.
 - Respond to calls for assistance from property owners, business owners, residents, and DSDP.
 - Assist residents and visitors with directions, maps, and information about Downtown San Diego.
 - Provide walking escort services as needed.
 - Conduct security checks to prevent illegal and nuisance activity that disturbs property, residents, pedestrians, and business owners.

- Deter and report aggressive panhandling, as defined in the San Diego Municipal Code Article 2 Division 40 Section 52.4001 et seq.
- Deter and report public intoxication, public consumption of alcohol, public urination, intimidating public behavior, and other nuisance activity.
- Conduct routine “visual patrols” of downtown parks within the DSDP jurisdiction.
- Ensure unimpeded access to the public right of way for pedestrians.
- Observe and report problems or criminal activity to a supervisor or the SDPD.
- Maintain communications with the San Diego Police Department to report illegal activity such as public intoxication, public urination, public drunkenness, aggressive panhandling, drug sales, and other unlawful activity.
- Appear and give testimony by deposition or in court as required.
- Work with the SDPD and Environmental Services to address trespassing and dumping of refuse.
- Proactively engage unsheltered individuals to provide information about local and state laws and the availability of social services.
- Work with DSDP Homeless outreach and other local outreach teams to proactively refer unsheltered individuals to shelters or other services.
- Immediately report maintenance issues to DSDP Supervisor.
- Make contact with street-level businesses following DSDP protocols, and at intervals specified by DSDP and submit acquired data to DSDP.
- Supervisors will participate in meetings with DSDP management and public and private partners.
- Perform all other specific duties as assigned by DSDP staff, including, but not limited to: replenishment of dog bag stations, stickers and, removal of unauthorized posters, on the public right of way.
- Ambassadors shall also perform any additional future duties which DSDP and the Contractor may agree upon in writing after these duties have been duly authorized in writing by proper authority.
- Ambassadors shall not be armed or have powers of arrest. However, they must be equipped with pepper spray, with a valid permit from the State of California’s Bureau of Security and Investigative Services. Proper permits must be on file at the Clean and Safe Office.
- Conduct unsheltered homeless counts once a month.
- Enter all service activity into the required data collection software. The Contractor’s responsibility will include procuring the software application. The Data collection vendor will charge the Contractor a service fee. The Contractor will work with the Data collection vendor to negotiate the terms and rates.
- Immediately report all discrepancies, such as broken branches, damaged trees, damaged sidewalks, dead trees, diseased trees, any other hazards via the City of San Diego’s “Get it done app” <https://www.sandiego.gov/get-it-done>
- The Contractor shall possess or shall be able to obtain necessary replacement equipment and staffing to ensure that the work will be performed without regard to equipment failures or absenteeism of employees.

- 90% of all equipment should always be in good operational condition. If equipment falls below 90%, a plan must be submitted to the Clean and Safe team with an estimated date to be fully operational.

Training:

- The Clean & Safe Program requires respondents to have Guard Cards for each Safety Ambassador. The Contractor must provide proper documentation.
- The Clean & Safe Program requires respondents to have safety ambassadors CPR certified. The Contractor must provide certificates.
- All safety ambassadors must be trained on the district's boundaries, including neighborhood zones and grids.
- All safety ambassadors must be trained on local, state, and federal laws regarding public safety.
- All safety ambassadors must be trained on local, state, and federal laws regarding homelessness.
- All safety ambassadors must be trained on proper radio protocol.
- All safety ambassadors must be trained on how to handle themselves in various situations, including conflict resolution and techniques for de-escalation.
- All safety ambassadors must be trained on bike safety protocol.
- All safety ambassadors must be trained on proper reporting techniques.
- All safety ambassadors must be trained in hospitality and customer service.
- All safety ambassadors must receive unconscious bias and implicit bias training.
- All safety ambassadors must be trained in active shooter training.
- All safety ambassadors must receive sexual harassment training.
- Safety ambassadors with at least one year of prior experience in the safety field are required.
- Participate in twice a year training with the San Diego Police Department's Psychiatric Emergency Response Team (PERT). It will be the responsibility of the Contractor to fund and schedule the training.
- Participate in customer service training to be coordinated in cooperation with DSDP Management.
- The Contractor must document and provide proof of training every quarter to the assigned DSDP Director.

Reports:

- Immediately report any unusual incidents or hazardous conditions to representatives designated by the DSDP. Complete and turn-in an incident report for all incidents involving a security officer that results in personal injury (employee or private citizen), property damage (public or private), equipment damage, an arrest, use of medical services, use or brandishing of weapons.
- Real-time electronic documentation of each ambassador's calls for service, including any GPS, or route tracking data.
- Enumeration and mapping of unsheltered individuals.
- Current schedule of safety ambassadors.

- Weekly payroll report showing hours worked on the contract.

Frequency:

- At any time and for any reason, the DSDP may request additional or less frequent safety ambassador services.

3. **DUTIES OF CONTRACTOR.** DSDP, at this moment, retains the Contractor as an Independent Contractor to maintain and perform the services outlined in this Agreement beginning on the Commencement Date. Contractor shall perform the following duties:

- The Contractor will visit the site and conduct work with a full understanding of the qualifications required, the inherent hazards, and the necessary precautions involved in safely conducting the work.
- The Contractor shall have an ongoing Safety Training Program for employees assigned to this contract. Employees shall always be certified in Cardiopulmonary Resuscitation and First Aid skills. The Contractor must provide certificates.
- The Contractor shall have direct two-way voice communications with all field managers and supervisors directing work under this contract.
- The Contractor shall maintain casualty insurance in such amounts as DSDP specifies and name DSDP and the City of San Diego as additional insured.
- The Contractor will have in effect an active drug and alcohol abuse and testing policy and shall, where applicable, comply with the U.S. Department of Transportation's regulations for commercial motor vehicle drivers, 49 CFR 382, Controlled Substances and Alcohol Use and Testing.
- The Contractor will comply with all federal, state, and local laws and regulations applicable to the work performed under the contract.
- All work shall be in accordance with the requirements of the Contract Documents and the California Building Code, Uniform Building Code, Mechanical Code, Plumbing Code, and Electric Code; either International, National, or Local, whichever applies.

3a. **Requirements Relating to Contractor Employees.** The Contractor shall hire, employ, discharge control, and supervise all personnel and labor necessary for the performance of the duties described in this Agreement. The Contractor shall use its best efforts to exercise reasonable care to select qualified, competent, and trustworthy employees. All employees shall be employees of the Contractor and not DSDP. The Contractor shall comply with all laws, ordinances, statutes, codes, and regulations including, without limitation, governmental anti-discrimination laws and the requirements of the Americans with Disabilities Act relating to employees and all requirements relating to employee tax, employee benefits, and other federal and state requirements. The Contractor shall make whatever reports may be required by the state and federal governments relative to such taxes or deductions. All employees shall be covered under the Contractor's Worker's Compensation insurance policy at the Contractor's expense.

3b. **Living Wage:** The Contractor must comply with the City of San Diego Living Wage ordinance. If it is determined that the Contractor is not complying with living wage, any fees, costs, or penalties associated with noncompliance will be paid for by the Contractor. The Contractor shall provide payroll reports for all employees working on the contract showing compliance with Living Wage requirements. Confidential employee information may be redacted. You may visit the following links for specific requirements.
<http://www.sandiego.gov/purchasing/programs/livingwage/>.

3c. **Prevailing Wage:** Prevailing Wages. Pursuant to SDMC section 22.3019, construction, alteration, demolition, repair, and maintenance work performed under this Agreement is subject to state prevailing wage laws. For construction work performed under this Agreement cumulatively exceeding \$25,000 and for alteration, demolition, repair, and maintenance work performed under this Agreement cumulatively exceeding \$15,000, the Contractor and its S Subcontractors shall comply with State prevailing wage laws including, but not limited to, the requirements listed below. This requirement is in addition to the requirement to pay Living Wage pursuant to SDMC sections 22.4201 through 22.4245. The Contractor must determine which per diem rate is highest for each classification of work (i.e. Prevailing Wage Rate or Living Wage Rate), and pay the highest of the two rates to their employees. Living Wage applies to workers who are not subject to Prevailing Wage Rates.

1. Compliance with Prevailing Wage Requirements. Pursuant to California Labor Code (Labor Code) sections 1720 through 1861, Contractor and its Subcontractors shall ensure that all workers who perform work under this Agreement are paid not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations (DIR). This includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

(a) Copies of such prevailing rate of per diem wages are on file at the City and are available for inspection to any interested party on request. Copies of the prevailing rate of per diem wages also may be found at <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. The Contractor and its Subcontractors shall post a copy of the prevailing rate of per diem wages determination at each job site and shall make them available to any interested party upon request.

(b) The wage rates determined by the DIR refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, then the published rate of wage shall be in effect for the life of this Contract. If the published wage rate refers to a predetermined wage rate to become effective upon the expiration of the published wage rate and the predetermined

wage rate is on file with the DIR, such predetermined wage rate shall become effective on the date following the expiration date and shall apply to this Agreement in the same manner as if it had been published in said publication. If the predetermined wage rate refers to one or more additional expiration dates with additional predetermined wage rates, which expiration dates occur during the life of this Agreement, each successive predetermined wage rate shall apply to this Agreement on the date following the expiration date of the previous wage rate. If the last of such predetermined wage rates expire during the life of this Agreement, such wage rate shall apply to the balance of the Contract.

2. Penalties for Violations. The Contractor and its Subcontractors shall comply with Labor Code section 1775 in the event a worker is paid less than the prevailing wage rate for the work or craft in which the worker is employed.

3. Payroll Records. The Contractor and its Subcontractors shall comply with Labor Code section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. The Contractor shall require its Subcontractors to also comply with section 1776. The Contractor and its Subcontractors shall submit weekly certified payroll records online via the City's web-based Labor Compliance Program. The Contractor is responsible for ensuring its Subcontractors submit certified payroll records to the City.

4. Apprentices. The Contractor and its Subcontractors shall comply with Labor Code sections 1777.5, 1777.6, and 1777.7 concerning the employment and wages of apprentices. The Contractor shall be held responsible for the compliance of their Subcontractors with sections 1777.5, 1777.6, and 1777.7.

5. Working Hours. The Contractor and Subcontractors shall comply with Labor Code sections 1810 through 1815 including but not limited to: (i) restrict working hours on public works contracts to eight hours a day and forty hours a week, unless all hours worked in excess of 8 hours per day are compensated at not less than 1½ times the basic rate of pay; and (ii) specify penalties to be imposed on design professionals and Subcontractors of \$25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of Labor Code sections 1810 through 1815.

6. Required Provisions for Subcontracts. The Contractor shall include at a minimum a copy of the following provisions in any contract they enter into with a Subcontractor: Labor Code sections 1771, 1775, 1776, 1777.5, 1810, 1813, 1815, 1860, and 1861.

7. Labor Code Section 1861 Certification. The Contractor, in accordance with Labor Code section 3700, is required to secure the payment of compensation of its

employees and by signing this Agreement, Contractor certifies that “I am aware of the provisions of Section 3700 of the California 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 I will comply with such provisions before commencing the performance of the work of this agreement.”

8. Labor Compliance Program. The City has its own Labor Compliance Program authorized in August 2011 by the DIR. The City will withhold contract payments when payroll records are delinquent or deemed inadequate by the City or other governmental entity, or it has been established after investigation by the City or other governmental entity that underpayment(s) have occurred. For questions or assistance, please contact the Equal Opportunity Contracting Department at 619-236-6000.

- (c) Higher Wage Rate Applies. The Contractor is required to pay the highest applicable wage rate where more than one wage rate applies.

3d. **Monitoring.** DSDP shall have the right to monitor the performance by Contractor of all its obligations under this Agreement. The Contractor shall cooperate with DSDP, Clean and Safe Program staff in connection with such monitoring. All work performed and services provided may be monitored for compliance with the requirements of this Agreement on a daily or other bases by the Clean and Safe Program staff. Prior to daily commencement of work under this contract, Contractor shall contact the DSDP, Clean and Safe Program duty supervisor at (619) 279-3706 and notify him/her of the work to be performed, location of work, and the expected commencement and completion time. DSDP agrees to notify the Contractor within 48 hours when the work completed does not comply with the standards as set forth in the scope of services. The Contractor agrees to correct all deficiencies identified as part of the DSDP monitoring program within 48 hours of notification. The Contractor agrees that failure to correct identified deficiencies within 48 hours will result in non-payment for the deficient portion of the work.

3e. **Delivery of Services.** The Contractor agrees to perform the services described herein and provide specified equipment in a professional, effective manner. The type and nature of the services described herein may not be varied without prior written amendment to this Agreement, executed by both parties, and subject to negotiation. The services provided by the Contractor determined by the scope of work set forth in this Agreement and any additional services shall not be provided unless authorized in writing by DSDP, Clean and Safe Program. In such situations, the Contractor shall respond to the request in a timely manner.

3f. **Records Review and Retention.** The Contractor shall permit DSDP or the City, at any time during normal business hours, to audit all invoices, materials, payrolls, records of personnel, and other data and media relating to all matters covered in this

Agreement. The Contractor shall maintain, at its regular place of business or at such other place as may be approved by DSDP, all such data and records for a period of three (3) years following the termination of this Agreement.

4. **PAYMENT FOR SERVICES.** The Contractor shall invoice DSDP as soon as possible following the end of each month for services performed in accordance with the below rates.

5. **PAYMENT FOR SERVICES.** The Contractor shall invoice DSDP as soon as possible following the end of each month for services performed in accordance with the below rates.

Exhibit A

To agreement between Inter-Con Security Systems, Inc. and Downtown San Diego Partnership, Clean & Safe Program (“DSDP”).

Billing Rates effective 7/1/2023

Rate Table

Position	Bill Rate	Compensation
Ambassadors	\$30.66	\$20.00
Safety Supervisors	\$35.63	\$23.50
Program Manager	\$56.49	\$38.50

**INTER-CON COST ESTIMATE
2023-2024**

Budget Estimate (Standard Hours)						
Position	Location	HPW	Annual Hours (exc. Holiday Hours)	Pay Rate	Bill Rate	Annual Cost
Ambassador	City Center	320	16,320	\$20.00	\$30.66	\$500,371
Ambassador	Columbia	40	2,040	\$20.00	\$30.66	\$62,546
Ambassador	Gaslamp	240	12,240	\$20.00	\$30.66	\$375,278
Ambassador	East Village	640	32,640	\$20.00	\$30.66	\$1,000,742
Ambassador	Marina	80	4,080	\$20.00	\$30.66	\$125,093
Ambassador	Cortez	80	4,080	\$20.00	\$30.66	\$125,093
Ambassador	Graveyard	120	6,120	\$20.00	\$30.66	\$187,639
Safety Supervisor	N/A	176	9,024	\$23.50	\$35.63	\$321,525
Program Manager	N/A	40	2,040	\$38.50	\$56.49	\$115,240
Total		1,736	88,584			\$2,813,528

Budget Estimate (Holiday Hours)				
Position	Location	Annual Holiday Hours	Holiday Bill Rate	Annual Cost
Ambassador	City Center	320	\$45.99	\$14,717
Ambassador	Columbia	40	\$45.99	\$1,840
Ambassador	Gaslamp	240	\$45.99	\$11,038
Ambassador	East Village	640	\$45.99	\$29,434
Ambassador	Marina	80	\$45.99	\$3,679
Ambassador	Cortez	80	\$45.99	\$3,679
Ambassador	Graveyard	120	\$45.99	\$5,519
Safety Supervisor	N/A	176	\$53.45	\$9,407
Program Manager	N/A	40	\$84.74	\$3,390
Total		1,736		\$82,702

Grand Total Cost Regular + Holidays	\$2,896,230
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*When an employee works on a recognized holiday (New Year's Day, Memorial Day, Independence Day, Thanksgiving Day, Christmas Day), Inter-Con will pay employees 1.5x their regular bill rate.

Holidays

Inter-Con will bill for the following five (5) PBID recognized holidays at 1.5x our regular bill rate. Officers who work a holiday will be paid 1.5x their regular rate of pay.

Recognized Holidays	
New Year's Day	Thanksgiving Day
Memorial Day	Christmas Day
Independence Day	

Equipment Included in Bill Rates: The following equipment is included in Inter-Con Security Systems, Inc.'s bill rates

- 1 SUV for Account Manager
- 1 Sedan style vehicle for patrol
- 30 Patrol bikes
- Laptop computer
- Printer, paper, ink cartridges, and office supplies
- Data Collection license for each assigned data collection device
- Uniforms consistent with the scope of work & RFP requirements
- Duty belts with OC spray/cases
- Flashlights
- Bottled water

Equipment Excluded from Bill Rates: The following items are billed separately from Inter-Con Security Systems, Inc.'s bill rates:

- 1 Sedan style vehicle for graveyard patrol @ \$1150.00 a month. As needed and requested by DSDP.

- 5 PBID Recognized Holidays

Equipment Excluded from Bill Rates: The following equipment is provided by the Downtown PBID

- Radios & radio license
- Cell phones capable of operating Eponic app & cellular service

Assumptions: The following assumptions are being made for pricing:

- Inter-Con Security Systems, Inc. will cover all office space utilities in exchange for rent at no cost at Park/12.
- Additional requirements [equipment, training, etc.] not listed in the RFP may result in a MU increase

4a. **Invoicing/Payment due Dates.** The Contractor shall invoice DSDP no later than 5 business days following the end of each month for services performed. Invoices shall be sent via regular mail to DSDP, Clean and Safe Program 1111 Sixth Ave., Suite 101 San Diego, CA 92101. Each invoice shall specify the month of service, bill rate, and quantity of hours completed. There will be no charge and no bill for equipment (except for Data Collection Software services), uniforms, and/or supplies. The Contractor's invoice shall be due and payable 45 days from the date of DSDP's receipt of the invoice. Upon termination of this Agreement, payments under this paragraph shall cease, provided, however, that the Contractor shall be entitled to payments for periods or partial periods that occurred prior to the date of termination and for which Contractor has not yet been paid.

4b. **Time Periods for Providing Service.** The Contractor shall provide the services 365 days a year, including holidays.

4c. **Contractual Services:** DSDP Clean and Safe reserves the right to stop payment due to inclement weather, equipment failure, staffing levels or any other reason where contractual services are not completed.

5. **SUPERVISORS.**

5a. **DSDP Supervisor.** The Clean and Safe Executive Director appoints the overall contract manager. He/she designates the point of contact between Clean and Safe Program and Contractor. The Clean and Safe Program Director of Operations is designated as the field liaison; he/she may be reached by calling (619) 234-8900. The Contractor shall be liable if any work performed does not meet all specifications and requirements contained in this Agreement.

5b. **Project Manager Appointed by Contractor.** The Contractor shall appoint a Project Manager who shall have primary responsibility for administering and ensuring compliance by Contractor of the obligations under this Agreement. The Project Manager is responsible for ensuring compliance with all the terms of this

Agreement and keeping an open flow of information and communication between DSDP and the Contractor.

6. **EQUIPMENT SPECIFICATIONS.**

- 1 SUV for the Account Manager
- 1 Sedan style vehicle for patrol
- 30 Patrol bikes
- Laptop computer
- Printer, paper, ink cartridges, and office supplies
- Data Collection license for each assigned data collection device
- Uniforms consistent with the scope of work & RFP requirements
- Duty belts with OC spray/cases
- Flashlights
- Bottled water
- Locked cabinets for phones & radios
- Employee Lockers

6a. **Obligation to Provide Equipment.** The Contractors shall supply all necessary equipment, supplies, and vehicles to be used in performing the services specified in this Agreement. The Contractor shall maintain its vehicles and tools and store its equipment at its own location.

6b. **Logos and Signage.** Any and all equipment/vehicles must, wherever possible or appropriate, carry DSDP-designed signage and logos along with the Contractor's logo. DSDP logos and signage will be provided to the Contractor by DSDP.

7. **ATTRIBUTES AND CONDUCT OF PERSONNEL.** The Contractor's personnel shall conduct themselves in a professional and courteous manner at all times. They shall not use offensive language, perform their services under the influence of alcohol or illegal drugs, or engage in any form of illegal or other activities that would bring discredit to the DSDP. All employees shall be clean, courteous, and neat in appearance. Employees must demonstrate the capability and willingness to communicate effectively with members of the public. At the sole discretion and request of the DSDP, the Contractor agrees to reassign any of its employees if their conduct is determined by the DSDP to be detrimental to the best interests of the DSDP.

7a. **Appearance:** A professional, well-groomed appearance is consistent with the Downtown San Diego Partnership Clean and Safe Program's image and ensures that our clients have a positive overall impression of the organization and Downtown San Diego.

- **Uniforms:** All work attire must be complete, clean, odor-free, with no stains, rips, or holes.
 - Work shirts and a safety vest must be provided. Explicit or suggestive language or images are forbidden.
 - Undershirts: Must be navy blue, black, or white.
 - Pants/Shorts: pants or shorts must not be ripped, worn, torn, or frayed.
 - Shoes: Shoes must be clean and conform to the safety standards of your service.
 - Socks: Must wear black or white socks
 - Belt: Belts that are worn should coordinate and not pose a safety hazard.
 - Jewelry: Jewelry must not present a safety hazard.
 - Jackets: Must be contractor issued
 - Sweaters/Hoodies: Not allowed unless provided by the Contractor.

- **Hygiene:** Clean hygiene is expected.

- **Hair:** Must conform to the safety standards of your service.

- **Body Art:** Tattoos are acceptable, but may not be offensive, derogatory, racial, explicit, or gang-related.

- **Cell Phone/Pagers:** While delivering contracted services personal cell phones, texting devices, pagers, or any other electronic communication devices should not be used unless it is related to the service provided. Per California state law, a hands-free device must be employed while driving and speaking on a cell phone.

- **Sunglasses:** Sunglasses must conform to the safety standards of your service.

8. **STANDARD OF PERFORMANCE/RIGHT TO INSPECTION.**

8a. The Contractor's performance shall at all times meet with the satisfaction of Clean and Safe Program staff. Services proposed shall be exactly as specified herein and shall be subject to inspection and test by the Clean and Safe Program. If services furnished are found to be incomplete, not completed as specified, or do not meet with the satisfaction of Clean and Safe Staff, staff may, at its option, reject them and require the Contractor to complete the service to their satisfaction.

8b. Dismissal of Unsatisfactory Employees- If, in the opinion of DSDP, an employee of the Contractor is incompetent or disorderly, refuses to perform in accordance with the terms and conditions of the contract, threatens or uses abusive language while on DSDP property, or is otherwise unsatisfactory, that employee shall be removed from all work under this contract. The removal of an employee is not to affect the quality or timeliness of the contract in any way.

9. **SAFETY, HEALTH & FIRE PROTECTION.** All services provided pursuant to this Agreement shall comply with OSHA standards and regulations and all applicable government laws and orders as outlined by any applicable governing agency. The safety of all persons employed by the Contractor in DSDP's service area shall be the sole responsibility of the Contractor. The Contractor shall take all reasonable measures and precautions at all times to prevent injuries, to, or the death of any of its personnel assigned to DSDP service areas. Such measures and precautions shall include, but not be limited to, all safeguards and warnings necessary concerning DSDP's service area, which could be dangerous and to prevent accidents of any kind. The Contractor shall comply with all DSDP's safety rules and regulations when on DSDP's premises.
10. **TERMINATION.** If not terminated sooner, this Agreement shall terminate automatically on **June 30, 2024**. DSDP may, at any time, terminate this Agreement without cause upon thirty-day (30) notice to Contractor. Upon termination of this Agreement, Contractor's right to compensation shall immediately cease except for amounts payable hereunder prior to the date of termination. Upon termination or expiration of this Agreement, Contractor shall (a) forward to DSDP any payments received following the expiration of this Agreement (b) promptly deliver any documents and records relative to this provision of services provided hereunder to DSDP (c) immediately surrender to DSDP or its designee any other funds or property belonging to DSDP. Upon termination of this Agreement, the independent contractor relationship created hereby shall immediately cease. Notwithstanding the foregoing, DSDP may terminate this Agreement upon three-day (3) notice for Contractor's failure to comply with all of its obligations under this Agreement.
11. **INSURANCE REQUIREMENTS.** Prior to the Commencement Date, Contractor shall furnish DSDP with a certificate(s) of insurance and the endorsements specified below, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth below. The Contractor agrees to provide to The City of San Diego and its respective elected officials, officers, employees, agents, and representatives the same protection as afforded to DSDP.

(1) Commercial General Liability. Commercial General Liability (CGL) insurance written on a current version of the ISO Occurrence form CG 00 01 or an equivalent form providing coverage at least as broad which shall cover liability arising from any and all bodily injury, personal injury, advertising injury, or property damage in the amount of \$1 million per occurrence and subject to an annual aggregate of \$2 million. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured claims or contractual liability. All defense costs shall be outside the limits of the policy.

(2) Commercial Automobile Liability. For all of the Contractor's automobiles including owned, hired, and non-owned automobiles, Contractor shall keep in full force and effect, automobile insurance written on a current version of the ISO form CA 00 01 or an equivalent form providing coverage at least as broad for

bodily injury and property damage for a combined single limit of \$1 million per occurrence. The insurance certificate shall reflect coverage for any automobile (any auto).

(3) **Workers' Compensation.** For all of the Contractor's employees who are subject to this Agreement and to the extent required by the applicable state or federal law, Contractor shall keep in full force and effect, a Workers' Compensation policy. That policy shall provide a minimum of \$1 million of employer's liability coverage, and Contractor shall provide an endorsement that the insurer waives the right of subrogation against DSDP and the City and its respective elected officials, officers, employees, agents, and representatives.

(A) **Deductibles.** All deductibles or retentions on any policy shall be the sole responsibility of the Contractor and shall be disclosed to DSDP at the time the evidence of insurance is provided.

(B) **Acceptability of Insurers.** Except for the State Compensation Insurance Fund, all insurance required by this Agreement shall only be carried by insurance companies with a current rating of at least "A-, VI" by A.M. Best Company that are authorized by the California Insurance Commissioner to do business in the State of California, and that have been approved by DSDP. DSDP will accept insurance provided by non-admitted, "surplus lines" carriers only if the carrier is authorized to do business in the State of California and is included on the List of Approved Surplus Lines Insurers (LASLI list). All policies of insurance carried by non-admitted carriers are subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

(C) **Required Endorsements.** The following endorsements to the policies of insurance are required to be provided to DSDP before any performance is initiated under this Agreement.

(1) **Commercial General Liability Insurance Endorsements.**

Additional Insured. To the fullest extent allowed by law, including but not limited to California Insurance Code section 11580.04, the policy or policies must be endorsed to include as an additional insured using current versions of ISO additional insured endorsements CG 20 10 and CG 20 37 (completed operations) or their equivalents, the DSDP and the City of San Diego and its respective elected officials, officers, employees, agents and representatives with respect to liability arising out of (a) ongoing operations performed by you or on your behalf, (b) your products, (c) your work, including but not limited to your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled or used by you.

Primary and Non-contributory Coverage. The policy or policies must be endorsed to provide that the insurance afforded by the Commercial General Liability policy

or policies is primary to any insurance or self-insurance of DSDP and the City, its elected officials, officers, employees, agents, and representatives as respects operations of the Named Insured.

Severability of Interest. The policy or policies must be endorsed to provide that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability, and shall provide cross-liability coverage.

(2) Automobile Liability Insurance Endorsements

Additional Insured. To the fullest extent allowed by law, including but not limited to California Insurance Code section 11580.04, the policy or policies must be endorsed to include as an Insured DSDP and the City and its respective elected officials, officers, employees, agents, and representatives with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of Contractor. DSDP and the City is an additional named insured and insurer waives the right of subrogation against the DSDP and the City and its respective elected officials, officers, employees, agents, and representatives.

Primary and Non-contributory Coverage. The policy or policies must be endorsed to provide that the insurance afforded by the Automobile Liability policy or policies is primary to any insurance or self-insurance of DSDP and the City, its elected officials, officers, employees, agents, and representatives as respects operations of the Named Insured.

Severability of Interest. The policy or policies must be endorsed to provide that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability, and shall provide cross-liability coverage.

(3) Worker's Compensation Insurance Endorsements.

Waiver of Subrogation. The Worker's Compensation policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against DSDP and the City, its elected officials, officers, employees, agents, and representatives for losses paid under the terms of this policy or these policies which arise from work performed by the Named Insured for DSDP and the City.

(D) Reservation of Rights. DSDP and the City reserves the right, from time to time, to review the Contractor's insurance coverage, limits, deductible, and self-insured retentions to determine if they are acceptable to DSDP and the City.

(E) Additional Insurance. The Contractor may obtain additional insurance not required by this Agreement.

(F) Excess Insurance. All policies providing excess coverage to City shall follow the form of the primary policy or policies including but not limited to all endorsements.

12. **RELATIONSHIP OF PARTIES.** It is understood by the parties that the Contractor, and its personnel and agents, are Independent Contractors with respect to DSDP, and not employees of DSDP. The individuals used to perform such service, as DSDP shall request, shall be personnel of the Contractor, an Independent Contractor. The Contractor shall provide the tools of the trade for, and shall have the sole management control over its personnel and agents.
13. **INDEMNITY AND HOLD HARMLESS.** All services in connection with this Agreement shall be at the risk of Contractor, exclusively. To the fullest extent allowed by law, Contractor shall indemnify, defend (with legal counsel reasonably satisfactory to DSDP and the Clean and Safe Program) and hold harmless the Indemnitees (defined below) from and against any and all Claims (as defined below). The Contractor's obligation to defend and indemnify shall be triggered by the assertion of a Claim against any Indemnitee and shall apply whether or not the Contractor or any of the Contractor parties was negligent or otherwise at fault and whether or not the Claim has any merit. However, the Contractor shall not be obligated under this Agreement to indemnify any Indemnitee for any Claims arising from the sole negligence or willful misconduct of that Indemnitee. The Contractor's obligation shall also include Claims based on duties, obligations, or liabilities imposed on the Indemnitees by statute, ordinance, regulation, or other law. The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any Contractor Parties under works' or workman's compensation acts, disability benefit acts, or other employee benefit acts. For purposes of this Section, (a) a "Claim" is any claim, demand, obligation, cause of action, damage, loss, liability, mechanic's lien, cost or expense (including, without limitation, attorney's fees and costs and other litigation, mediation, or judicial reference expenses) whether based on tort, contract, or equitable principles, in any way rising from or in any way connected with the performance or nonperformance of this Agreement by Contractor's or its employees, agents, independent contractors, suppliers, subcontractors, officers, directors, shareholders, representatives, affiliates, successors or assigns (collectively, "Contractor Parties"), and (b) the "Indemnitees" are DSDP and the City of San Diego, their members, managers, shareholder, and affiliates, and the officers, directors, insurers, representatives, agents, employees, successors and assigns of all such parties.
14. **WAIVER OF DEFAULT.** Any failure of the Clean and Safe Program at any time to enforce or require the strict keeping and performance by the Contractor of any of the terms and conditions of this Agreement shall not constitute a waiver by DSDP or the Clean and Safe Program of a breach of any such terms or conditions in any way of the right of DSDP or the Clean and Safe at any time to avail itself of such remedies as it may have for any such breach of terms and conditions.

15. **CONFIDENTIALITY AND OWNERSHIP OF WORK PRODUCT.** The Contractor recognizes that DSDP and the Clean and Safe Program has and shall have confidential information and proprietary information (collectively "Information"), which are valuable, special, and unique assets of DSDP and the Clean and Safe Program. The Contractor shall not at any time or in any manner, either directly or indirectly, use any information for the Contractor's own benefit, or divulge, disclose, or communicate in any manner any information to any third party without the prior written consent of DSDP and the Clean and Safe Program. The Contractor shall protect the information and treat it as strictly confidential. A violation of this paragraph shall be a material violation of this Agreement. The confidentiality provision of this Agreement shall remain in full force and effect after the termination of this Agreement.
16. **PUBLIC RELATIONS/COMMUNICATIONS.** DSDP retains the right to review and approve any and all communication materials produced by the Contractor or its agent that incorporate or mention DSDP and/or infer a relationship with the Clean and Safe Program. The Contractor must provide copies of all materials, including but not limited to, press information, websites, newsletters, etc., for approval **prior** to distribution and/or printing. In addition, a complete copy of a press distribution list must be provided by the Contractor. The Contractor grants permission to appear in person or in voice, video or photographic presentation for radio, television, web, or print media reports and/or media campaign resulting from participation with DSDP. The Contractor releases DSDP from any and all claims arising out of such photographing, videotaping, recording, reproducing, publishing, or exhibiting.
17. **EQUAL OPPORTUNITY EMPLOYMENT ENDORSEMENT.** The Contractor certifies that in the performance of its duties under this Agreement, there shall be no discrimination on account of race, religion, sex, age, national origin, or sexual orientation. The Contractor shall at all times comply with applicable federal, state, and local laws and regulations pertaining to fair employment practices, including, but not limited to, sexual harassment. Contractor acknowledges it has reviewed, received, and will comply with all of the equal opportunity requirements in Section 12(c)(1) of the City Agreement.
18. **LIST OF SUBCONTRACTORS OR SUPPLIERS.** If the Contractor intends to use subcontractors, the Contractor shall submit a list of subcontractors for approval by DSDP and/or the Clean and Safe Program. Any such lists shall show the names of each subcontractor or supplier, describe the portions of the work or product that each provides, and provide a detailed description of qualifications. The Contractor may not subcontract 50% or more of the awarded contract work. Without the approval of DSDP and/or the Clean and Safe Program, the Contractor shall not substitute any subcontractor or supplier in place of the subcontractors designated in the list.
19. **COMPLIANCE AND ENFORCEMENT.** The Contractor is responsible for informing its subcontractor(s) and supplier(s) as to their respective obligations

hereunder. It is further understood that for the purposes of indemnification to DSDP for this Agreement, the Contractor shall assume all responsibility of any and all of its subcontractors and suppliers as if they were employees of the Contractor's organization.

20. **DOCUMENTS TO BE SUBMITTED.** The Contractor shall submit to DSDP Certificate(s) of Insurance, and a copy of all current and relevant business licenses, permits, and other appropriate licensing certificates. The Contractor shall submit to DSDP new and current documentation as each expires.
21. **NOTICES.** All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the U.S. mail certified receipt addressed as follows:

If for DSDP:

Downtown San Diego Partnership
Clean and Safe Program
ATTN: Alonso Vivas, Executive Director
1111 Sixth Ave., Suite 101
San Diego, CA 92101
Telephone (619) 234- 8900
Fax (619) 234-2303

If for Contractor:

Inter-Con Security Systems, Inc.
Attn: [Name] Neil Martau
[Positions] Chief Administrative Officer
[Address] 210 S. De Lacey Avenue, Pasadena, CA 91105
[Phone Number] (626)535-2234

Either party may change such address from time to time by providing written notice to the other in the manner set forth above.

22. **ASSIGNMENT.** The Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without prior written consent of DSDP, which consent may be withheld in DSDP's sole, absolute and arbitrary discretion.
23. **EMPLOYEES AND SUBCONTRACTORS.** The provisions of this Agreement shall also bind the Contractor's personnel and subcontractors that perform services for DSDP under this Agreement.

24. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreement between the parties.
25. **ATTORNEY FEES.** If the services of any attorney are required by either party to secure performance of this Agreement, or otherwise upon the breach or the default of either party, or if any judicial remedy is necessary to enforce or interpret any provision of this Agreement, including arbitration, the prevailing party shall be entitled to reasonable attorney's fees, costs, and other expenses, in addition to any other relief to which such party may be entitled.
26. **AMENDMENT.** This Agreement may be modified or amended if the amendment is made in writing and signed by both parties.
27. **SEVERABILITY.** If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision the Agreement would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. The invalidity of such clause shall not otherwise affect the remaining provisions of the Agreement, which shall continue to be enforceable.
28. **ARBITRATION.** Any controversy or claim arising out of or relating to this Agreement, or the actual or alleged breach hereof, shall be settled by binding arbitration conducted in the County of San Diego in accordance with, and by [an] arbitrator[s] appointed pursuant to, the Rules of the American Arbitration Association in effect at that time. Judgment upon an award rendered pursuant thereto may be entered in any court having jurisdiction.
29. **APPLICABLE LAW.** This Agreement shall be governed by the laws of the State of California.
30. **NO THIRD-PARTY BENEFICIARY.** The services provided under this Agreement are solely for the benefit of DSDP and neither this Agreement nor any services rendered hereunder shall be deemed to confer any rights on any other party as a third-party beneficiary.
31. **CONTRACT EXTENSION.** Upon mutual agreement by both parties, this contract may be extended on a year-to-year basis; however, in no case shall the renewal extend beyond five years from the date of award of the original contract.

Service agreement Signature Page

DSDP:
Downtown San Diego Partnership,
Clean & Safe Program
Property & Business Improvement District
(PBID)

CONTRACTOR:
Inter-Con Security Systems, Inc

By: Alonso Vivas

By: Neil Martau

Date: 6/27/23

Date: 06/28/2023

Name: Alonso Vivas

Name: Neil Martau

Title: Executive Director

Title: Chief Administrative Officer

By: Justin Apger

Date: 6/23/2023

Name: Justin Apger

Title: Chief Operations Officer

IN WITNESS WHEREOF, this Agreement has been made and entered into as of the date first set forth above.

Handwritten text, possibly a signature or name, in blue ink.