

# AGREEMENT FOR TRADES-RELATED SERVICES

THIS AGREEMENT FOR TRADES-RELATED SERVICES (the “Agreement”) is made and entered into as of December 29, 2025, by and between the CITY OF IRVINE, a municipal corporation (“City”), and BALLEZA PAINTING, INC., a California corporation (“Contractor”).

## PART I

### FUNDAMENTAL TERMS

- A. **Location of Project:** The City of Irvine location(s) as set forth in PART IV, Scope of Services, included herein.
- B. **Description of Services/Goods to be Provided (hereinafter referred to as the “Services” or the “Work”):** Paint Great Park Art Gallery in accordance with PART IV, Scope of Services, included herein.
- C. **Term:** Unless terminated earlier as set forth in this Agreement, the services shall commence on December 30, 2025 (“Commencement Date”) and shall continue through January 31, 2026.
- D. **Party Representatives:**
  - D.1. The City designates the following person/officer to act on City’s behalf:  
Hugo Mercado, email: hmercado@cityofirvine.org
  - D.2. The Contractor designates the following person to act on Contractor’s behalf:  
Israel Balleza, email: israel@ballezapainting.com

#### **Contractor Information**

Address for Notices and Payments:

4193 Flat Rock Dr. Ste 200 #581  
Riverside, CA 92505

**Attn:** Israel Balleza  
**Telephone:** 714-613-3795  
**Email:** israel@ballezapainting.com

- E. **Notices:** Contractor shall deliver all notices and other writings required to be delivered under this Agreement to City at the address set forth in Part II (“General Provisions”). The City shall deliver all notices and other writings required to be delivered to Contractor at the address set forth above.
- F. **Attachments:** This Agreement incorporates by reference the following Attachments to this Agreement:
  - F.1. Part I: Fundamental Terms
  - F.2. Part II: General Provisions

F.3. Part III: Special Provisions

F.4. Part IV: Scope of Services


F.5. Part V: Budget

- G. Integration:** This Agreement represents the entire understanding of City and Contractor as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with regard to those matters covered by this Agreement. This Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements, and understandings, if any, between the parties, and none shall be used to interpret this Agreement.

{Signatures follow on next page}

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first set forth above.

**CITY OF IRVINE**

Signed by:  
By:   
3342447EB1894B8...  
Luis Estevez

Its: Director of Public Works & Sustainability

Attest:


Signed by:  
By:   
0FCAD91F02E547D...  
Carl Petersen

Its: City Clerk


APPROVED AS TO FORM:  
RUTAN & TUCKER, LLP

DocuSigned by:  
By:   
DABE8686180C4BB...  
Jeffrey Melching

**BALLEZA PAINTING, INC.**

Signed by:  
By:   
1FACCAD9265B40A...  
Israel Balleza

Its: President

Signed by:  
By:   
1FACCAD9265B40A...  
Israel Balleza

Its: Secretary

## PART II

### GENERAL PROVISIONS

#### SECTION ONE: SERVICES OF CONTRACTOR

**1.1 Scope of Services.** In compliance with all terms and conditions of this Agreement, Contractor shall provide the goods and/or services shown on Part IV hereto ("Scope of Services"), which may be referred to herein as the "services" or the "work." If this Agreement is for the provision of goods, supplies, equipment or personal property, the terms "services" and "work" shall include the provision (and, if designated in the Scope of Services, the installation) of such goods, supplies, equipment or personal property.

**1.2 Changes and Additions to Scope of Services.** City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from said work. No such work shall be undertaken unless a written order is first given by City to Contractor, incorporating therein any adjustment in (i) the Budget, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Contractor. City approval and/or payment for work claimed by Contractor as changed or additional shall not act to prevent City at any time to claim such work is covered by the Scope of Work and should be performed by Contractor without additional consideration due. It is expressly understood by Contractor that the provisions of this Section 1.2 shall not apply to services specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Contractor anticipates and that Contractor shall not be entitled to additional compensation therefor.

**1.3 Standard of Performance.** Contractor agrees that all services shall be performed in a competent, professional, and satisfactory manner in accordance with the standards prevalent in the industry, and that all goods, materials, equipment or personal property included within the services herein shall be of good quality, fit for the purpose intended.

**1.4 Performance to Satisfaction of City.** Notwithstanding any other provision herein, Contractor agrees to perform all work to the satisfaction of City within the time specified. If City reasonably determines that the work is not satisfactory, City shall have the right to take appropriate action, including but not limited to: (i) meeting with Contractor to review the quality of the work and resolve matters of concern; (ii) requiring Contractor to repeat unsatisfactory work at no additional charge until it is satisfactory; (iii) suspending the delivery of work to Contractor for an indefinite time; (iv) withholding payment; and (v) terminating this Agreement as hereinafter set forth.

**1.5 Instructions from City.** In the performance of this Agreement, Contractor shall report to and receive instructions from the City's Representative designated in Paragraph D.1 of Part I ("Fundamental Terms") of this Agreement. Tasks or services other than those specifically described in the Scope of Services shall not be performed without the prior written approval of the City's Representative.

**1.6 Familiarity with Work.** By executing this Agreement, Contractor warrants that Contractor (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties, and restrictions attending performance of the services under the Agreement. If the services involve work upon any site, Contractor warrants that Contractor has or will investigate

the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Contractor discover any conditions, including any latent or unknown conditions, which will materially affect the performance of the services hereunder, Contractor shall immediately inform the City of such fact in writing and shall not proceed except at Contractor's risk until written instructions are received from the City's Representative.

**1.7 Identity of Persons Performing Work.**

- A. Contractor represents that it employs or will employ at its own expense all personnel required for the satisfactory performance of any and all tasks and services required hereunder. Any personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of services under this Agreement and as required by law.
- B. Contractor represents that the tasks and services required hereunder will be performed by Contractor or under its direct supervision, and that all personnel engaged in such work shall be fully qualified and shall be authorized and permitted under applicable State and local law to perform such tasks and services. Contractor will exclusively determine the means, methods and details of performing the services subject to the requirements of this Agreement.
- C. This Agreement contemplates the personal services of Contractor and Contractor's employees, and it is recognized by the parties hereto that a substantial inducement to City for entering into this Agreement was, and is, the professional reputation and competence of Contractor. Neither this Agreement nor any interest therein may be assigned by Contractor, except upon written consent of City.

**1.8 Prohibition Against Subcontracting or Assignment.** Contractor shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of City. In addition, neither the Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. In the event of any unapproved transfer, including any bankruptcy proceeding, City may void the Agreement at City's option in its sole and absolute discretion. No approved transfer shall release any surety of Contractor of any liability hereunder without the express written consent of City.

**SECTION TWO: INSURANCE AND INDEMNIFICATION**

**2.1 Insurance.** Without limiting Contractor's indemnification obligations, Contractor shall procure and maintain, at its sole cost and for the duration of this Agreement, insurance coverage as provided below, against all claims for injuries against persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees, and/or subcontractors. In the event that Contractor subcontracts any portion of the work in compliance with Section 1.8 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the contractor is required to maintain pursuant to this Section 2.1.

**2.1.1 Insurance Coverage Required.** The Insurance obligations under this Agreement shall be (1) all the Insurance coverage and/or limits carried by or available to the Contractor; or (2) the minimum Insurance coverage requirements and/or limits shown in this agreement; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the City. No representation is made that the minimum insurance requirements of this agreement are sufficient to cover the obligations of the Contractor under this agreement.

The policies and minimum amounts of insurance required hereunder shall be as follows:

**A. Comprehensive General Liability Insurance** which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01 including completed operations and contractual liability, with limits of liability of not less than \$2,000,000 per occurrence and \$4,000,000 annual aggregate for liability arising out of Contractor's performance of this Agreement. The limits shall be provided by either a single primary policy or combination of policies. If limits are provided with excess and/or umbrella coverage the limits combined with the primary will equal the minimum limits set forth above. If written with an aggregate, the aggregate shall be double the each occurrence limit. Such insurance shall be endorsed to:

- (1) Name the City of Irvine and the Great Park Corporation and their Officers, employees, agents, volunteers and representatives (collectively hereinafter "City and City Personnel") as additional insured for claims arising out of Contractor's performance of this Agreement.
- (2) Provide that the insurance is primary and non-contributing with any other valid and collectible insurance or self-insurance available to City.

***A statement on an insurance certificate will not be accepted in lieu of the actual endorsement.***

**B. Automobile Liability Insurance** with a limit of liability of not less than \$1,000,000 each occurrence and \$1,000,000 annual aggregate. The limits shall be provided by either a single primary policy or combination of policies. If limits are provided with excess and/or umbrella coverage the limits combined with the primary will equal the minimum limits set above. Such insurance shall include coverage for all "owned," "hired" and "non-owned" vehicles, or coverage for "any auto." Such insurance shall be endorsed to:

- (1) Name the City of Irvine and the Great Park Corporation and their Officers, employees, agents, volunteers and representatives (collectively hereinafter "City and City Personnel") as additional insured for claims arising out of Contractor's performance of this Agreement.
- (2) Provide that the insurance is primary and non-contributing with any other valid and collectible insurance or self-insurance available to City.

***A statement on an insurance certificate will not be accepted in lieu of the actual endorsement.***

- C. **Workers' Compensation Insurance** in accordance with the Labor Code of California and covering all employees of the Contractor providing any service in the performance of this Agreement. Such insurance shall be endorsed to:

(1) Waive the insurer's right of Subrogation against the City and City Personnel.

***A statement on an insurance certificate will not be accepted in lieu of the actual endorsement unless your insurance carrier is the State of California Insurance Fund (SCIF) and the endorsement numbers 2570 and 2065 are referenced on the certificate of insurance.***

In the performance of the work under this Agreement, if Contractor does not employ any person in any manner so as to become subject to the workers' compensation laws of California, Contractor agrees to indemnify, defend, and hold harmless the City of Irvine and all of its officials, employees, and agents from and against any and all claims, liabilities, and losses relating to personal injury or death, economic losses, and property damage arising out of Contractors failure to provide such worker's compensation insurance. Contractor agrees that, if firm should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, firm shall forthwith comply with those provisions, immediately furnish insurance certificates evidencing such coverage as set forth herein, and notify the City of the change in status.

- D. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the Contractor.
- E. **Evidence of Insurance:** Contractor shall provide to City a Certificate(s) of Insurance evidencing such coverage together with copies of the required policy endorsements no later than five (5) business days prior to commencement of service and at least fifteen (15) business days prior to the expiration of any policy. Coverage shall not be suspended, voided, canceled, reduced in coverage or in limits, non-renewed, or materially changed for any reason, without thirty (30) days prior written notice thereof given by the insurer to City by U.S. mail, or by personal delivery, except for nonpayment of premiums, in which case ten (10) days prior notice shall be provided. The City project title or description MUST be included in the "Description of Operations" box on the certificate.

The City's insurance certificate tracking services provider, Exigis, LLC, will send Contractor an email message providing instructions for submitting insurance certificates and endorsements.

**Certificate Holder:** City of Irvine, California  
c/o: Exigis LLC  
PO Box 4668 ECM #35050  
New York, NY 10168-4668

- F. Endorsements:** A statement on an insurance certificate will not be accepted in lieu of the actual endorsement. Insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

Additional Insured Endorsements **shall not:**

1. Be limited to "Ongoing Operations"
2. Exclude "Contractual Liability"
3. Restrict coverage to the "Sole" liability of Contractor
4. Contain any other exclusion contrary to the Agreement.

- G. Any Deductible in Excess of \$100,000 and/or Self-Insured Retentions** must be approved in writing by the City.

- H. Acceptability of Insurers.** Each policy shall be from a company with current A.M. Best's rating of A- VII or higher and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus lines brokers under applicable provisions of the California Insurance Code or any federal law. Any other rating must be approved in writing by the City.

- I. Insurance of Subcontractors.** Contractor shall be responsible for causing Subcontractors to maintain the same types and limits of coverage in compliance with this Agreement, including naming the City as an additional insured to the Subcontractor's policies.

**2.2 Indemnification.** Contractor shall indemnify, defend, and hold City and City Personnel harmless from and against any and all actions, suits, claims, demands, judgments, attorney's fees, costs, damages to persons or property, losses, penalties, obligations, expenses or liabilities (herein "claims" or "liabilities") that may be asserted or claimed by any person or entity arising out of the willful or negligent acts, errors or omissions of Contractor, its employees, agents, representatives or subcontractors which directly or indirectly relate to the work being performed or services being provided under this Agreement, whether or not there is concurrent active or passive negligence on the part of City and/or City Personnel, but excluding such claims or liabilities arising from the sole active negligence or willful misconduct of City or City Personnel in connection therewith:

**2.2.1** Contractor shall defend any action or actions filed in connection with any such claims or liabilities, and shall pay all costs and expenses, including attorney's fees incurred in connection therewith.

**2.2.2** Contractor shall promptly pay any judgment rendered against City or any City Personnel for any such claims or liabilities.

**2.2.3** In the event City and/or any City Personnel is made a party to any action or proceeding filed or prosecuted for any such damages or other claims arising out of or in connection with the work being performed or services being provided under this Agreement, Contractor shall pay to City any and all costs and expenses incurred by City or City Personnel in such action or proceeding, together with reasonable attorney's fees and expert witness fees.

These Indemnification provisions are independent of, and shall not in any way be limited by, the Insurance Requirements of this Agreement. City approval of the insurance contracts required by this Agreement does not in any way relieve the Contractor from liability under this section.

### **SECTION THREE: LEGAL RELATIONS AND RESPONSIBILITIES**

**3.1 Compliance with Laws.** Contractor shall keep itself fully informed of all existing and future state and federal laws and all county and city ordinances and regulations which in any manner affect those employed by it or in any way affect the performance of services pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws, ordinances, and regulations and shall be responsible for the compliance of all work and services performed by or on behalf of Contractor. When applicable, Contractor shall not pay less than the prevailing wage, which rate is determined by the Director of Industrial Relations of the State of California.

**3.2 Licenses, Permits, Fees and Assessments.** Contractor shall obtain at its sole cost and expense all licenses, permits, and approvals that may be required by law for the performance of the services required by this Agreement. Contractor shall have the sole obligation to pay any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Contractor's performance of the services required by this Agreement, and shall indemnify, defend, and hold harmless City against any such fees, assessments, taxes, penalties, or interest levied, assessed, or imposed against City thereunder.

**3.3 Covenant against Discrimination.** Contractor covenants for itself, its heirs, executors, assigns, and all persons claiming under or through it, that there shall be no discrimination against any person on account of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of any person, in the performance of this Agreement. Contractor further covenants and agrees to comply with the terms of the Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) as the same may be amended from time to time.

**3.4 Nondiscrimination in City Contracts.** Any business that enters into a contract for goods or services with the City of Irvine or any of its boards, agencies, or departments shall:

- (a) Implement an employment nondiscrimination policy prohibiting discrimination in hiring, discharging, promoting or demoting, matters of compensation, or any other employment-related decision or benefit on account of actual or perceived race, color, religion, national origin, gender, physical or mental disability, age, military status, sexual orientation, gender identity, gender expression, or marital or familial status.
- (b) Not discriminate in the performance of the contract on account of actual or perceived race, color, religion, national origin, gender, physical or mental disability, age, military status, sexual orientation, gender identity, gender expression, or marital or familial status.
- (c) Incorporate the foregoing provisions in all subcontracts hereunder.

**3.5 Independent Contractor.** Contractor shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor. City shall not in any way or for any purpose become or be deemed to be a partner of Contractor in its business or otherwise, or a joint venturer, or a member of any joint enterprise with Contractor. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. Neither Contractor nor any of Contractor's employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the City; and neither Contractor nor any of its employees shall be paid by City time and

one-half for working in excess of forty (40) hours in any one week. City is under no obligation to withhold State and Federal tax deductions from Contractor's compensation. Neither Contractor nor any of Contractor's employees shall be included in the competitive service, have any property right to any position, or any of the rights an employee may have in the event of termination of this Agreement.

**3.6 Covenant against Contingent Fees.** Contractor warrants that it has not employed or retained any company or person other than a bona fide employee working for Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

**3.7 Use of Patented Materials.** Contractor shall assume all costs arising from the use of patented or copyrighted materials, including but not limited to equipment, devices, processes, and software programs, used or incorporated in the services or work performed by Contractor under this Agreement. Contractor shall indemnify, defend, and save the City harmless from any and all suits, actions or proceedings of every nature for or on account of the use of any patented or copyrighted materials consistent with Section 2.2 herein.

**3.8 Proprietary Information.** All proprietary information developed specifically for City by Contractor in connection with, or resulting from, this Agreement, including but not limited to inventions, discoveries, improvements, copyrights, patents, maps, reports, textual material, or software programs, but not including Contractor's underlying materials, software, or know-how, shall be the sole and exclusive property of City, and are confidential and shall not be made available to any person or entity without the prior written approval of City. Contractor agrees that the compensation to be paid pursuant to this Agreement includes adequate and sufficient compensation for any proprietary information developed in connection with or resulting from the performance of Contractor's services under this Agreement. Contractor further understands and agrees that full disclosure of all proprietary information developed in connection with, or resulting from, the performance of services by Contractor under this Agreement shall be made to City, and that Contractor shall do all things necessary and proper to perfect and maintain ownership of such proprietary information by City.

**3.9 Retention of Funds.** Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether arising out of this Agreement or otherwise) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and all amounts for which City may be liable to third parties, by reason of Contractor's negligent acts, errors, or omissions, or willful misconduct, in performing or failing to perform Contractor's obligations under this Agreement. City in its sole and absolute discretion, may withhold from any payment due Contractor, without liability for interest, an amount sufficient to cover such claim or any resulting lien. The failure of City to exercise such right to deduct or withhold shall not act as a waiver of Contractor's obligation to pay City any sums Contractor owes City.

**3.10 Termination by City.** City reserves the right to terminate this Agreement at any time, with or without cause, upon written notice to Contractor. Upon receipt of any notice of termination from City, Contractor shall immediately cease all services hereunder except such as may be specifically approved in writing by City. Contractor shall be entitled to compensation for all services rendered prior to receipt of City's notice of termination and for any services authorized in writing by

City thereafter. If termination is due to the failure of Contractor to fulfill its obligations under this Agreement, City may take over the work and prosecute the same to completion by contract or otherwise, and Contractor shall be liable to the extent that the total cost for completion of the services required hereunder, including costs incurred by City in retaining a replacement contractor and similar expenses, exceeds the Budget.

**3.11 Right to Stop Work; Termination by Contractor.** Contractor shall have the right to stop work and terminate only if City fails to timely make a payment required under the terms of the Budget. Contractor shall provide City thirty (30) day prior written notice of such claimed payment owed and City shall have an opportunity to remedy any such claimed breach during such time with no legal consequence to City. Contractor shall immediately cease all services hereunder following the thirty (30) day notice, except such services as may be specifically approved in writing by City. Contractor shall be entitled to compensation for all services rendered prior to termination and for any services authorized in writing by City thereafter. If Contractor terminates this Agreement because of an error, omission, or a fault of Contractor, or Contractor's willful misconduct, the terms of Section 3.10 relating to City's right to take over and finish the work and Contractor's liability shall apply.

**3.12 Waiver.** No delay or omission in the exercise of any right or remedy by a nondefaulting party with respect to any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent act. A waiver by either party of any default must be in writing.

**3.13 Legal Actions.** Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted and maintained in the Superior Courts of the State of California in the County of Orange, or in any other appropriate court with jurisdiction in such County, and Contractor agrees to submit to the personal jurisdiction of such court.

**3.14 Rights and Remedies are Cumulative.** Except as may be expressly set forth in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies or other rights or remedies as may be permitted by law or in equity shall not preclude the exercise by such party, at the same or different times, of any other rights or remedies to which such party may be entitled.

**3.15 Attorneys' Fees.** In any action between the parties hereto seeking enforcement of any of the terms or provisions of this Agreement or in connection with the performance of the work hereunder, the party prevailing in the final judgment in such action or proceeding, in addition to any other relief which may be granted, shall be entitled to have and recover from the other party its reasonable costs and expenses, including, but not limited to, reasonable attorney's fees, expert witness fees, and courts costs. If either party to this Agreement is required to initiate or defend litigation with a third party because of the violation of any term or provision of this Agreement by the other party, then the party so litigating shall be entitled to its reasonable attorney's fees and costs from the other party to this Agreement.

**3.16 Force Majeure.** The time period specified in this Agreement for performance of services shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of City or Contractor, including, but not restricted to, acts of nature or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including City, if the delaying party shall within ten (10) days of the commencement of such delay notify the other party in writing of the causes of the delay. If Contractor is the delaying party, City shall ascertain the facts and the extent of delay, and extend the time for performing the services

for the period of the enforced delay when and if in the judgment of City such delay is justified. City's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against City for any delay in the performance of this Agreement, however caused. Contractor's sole remedy shall be extension of this Agreement pursuant to this Section 3.14.

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

**3.18 Conflicts of Interest.**

- A. No officer, official, employee, agent, representative or volunteer of City shall have any financial interest, direct or indirect, in this Agreement, or participate in any decision relating to this Agreement that affects his or her financial interest or the financial interest of any corporation, partnership, association or other entity in which he or she is interested, in violation of any federal, state or city statute, ordinance or regulation. Contractor shall not employ, contract for, or receive consulting services from any such person, whether for compensation or not, while this Agreement is in effect.
- B. Contractor represents, warrants and covenants that he, she or it presently has no interest, direct or indirect, which would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement. Contractor further agrees that while this Agreement is in effect, Contractor shall not acquire or otherwise obtain any interest, direct or indirect, that would interfere with or impair in any manner or degree the performance of Contractor's obligations and responsibilities under this Agreement.
- C. Contractor acknowledges that pursuant to the provisions of the Political Reform Act (Government Code section 87100 *et seq.*), City may determine Contractor to be a "Contractor" as that term is defined by the Act. In the event City makes such a determination, Contractor agrees to complete and file a "Statement of Economic Interest" with the City Clerk to disclose such financial interests as required by City. In such event, Contractor further agrees to require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" to disclose such other person's financial interests as required by City.

**3.19 Contractor Ethics.** Contractor represents and warrants that it has not provided or promised to provide any gift or other consideration, directly or indirectly, to any officer, employee, or agent of City to obtain City's approval of this Agreement. Contractor shall not, at any time, have any financial interest in this Agreement or the project that is the subject of this Agreement other than the compensation to be paid to Contractor as set forth in this Agreement. In the event the work and/or services to be performed hereunder relate to a project and/or application under consideration by or on file with the City, (i) Contractor shall not possess or maintain any business relationship with the applicant or any other person or entity which Contractor knows to have a personal stake in said project and/or application, (ii) other than performing its work and/or services to City in accordance with this Agreement Contractor shall not advocate either for or against said project and/or application, and (iii) Contractor shall immediately notify City in the event Contractor determines that Contractor has or acquires any such business relationship with the applicant or other person or entity which has a personal stake in said project and/or application. The provisions

in this Section shall be applicable to all of Contractor's officers, directors, employees, and agents, and shall survive the termination of this Agreement.

**3.20 Compliance with California Unemployment Insurance Code Section 1088.8.**

If Contractor is a Sole Proprietor, then prior to signing the Agreement, Contractor shall provide to the City a completed and signed Form W-9, Request for Taxpayer Identification Number and Certification. Contractor understands that pursuant to California Unemployment Insurance Code Section 1088.8, the City will report the information from Form W-9 to the State of California Employment Development Department, and that the information may be used for the purposes of establishing, modifying, or enforcing child support obligations, including collections, or reported to the Franchise Tax Board for tax enforcement purposes.

**3.21 CalPERS Annuitants.** If Contractor, or Contractor's employee(s) assigned to provide services under this Agreement, or any of its subcontractors, is a California Public Employees' Retirement System ("CalPERS") annuitant, Contractor must provide the City with written notification of such fact a minimum of 14 calendar days prior to commencement of services under this Agreement. Failure to provide such notification may result in termination of the Agreement, and any penalties or other costs relating thereto shall be borne by Contractor. If this Agreement remains in place, Contractor shall execute any amendment(s) to this Agreement requested by the City in order to comply with all laws and regulations applicable to CalPERS annuitants.

**3.22 Levine Act.** California Government Code section 84308, commonly referred to as the Levine Act, precludes an Irvine City Councilmember from participating in the award of a contract if he or she receives any political contributions totaling more than \$250 in the 12 months preceding the pendency of the contract award, and for three months following the final decision, from the person or company awarded the contract. This prohibition applies to contributions to the Councilmember, or received by the officer on behalf of any other Councilmember, or on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires a Councilmember that has received such a contribution to disclose the contribution on the record of the proceeding. Review California Government Code section 84308 for more information.

**SECTION FOUR: MISCELLANEOUS PROVISIONS**

**4.1 Records and Reports.** The City Manager of the City of Irvine or his/her designee reserves the right to perform such audits, performance reviews, and other evaluations (collectively 'audit') that relate to or concern this Agreement at any time. Contractor agrees to participate and cooperate in up to five (5) hours of meetings and interviews (at no additional cost to City), if the same are requested by the City in connection with such an audit. Further, provided that the City pays Contractor's commercially reasonable hourly rate for services, Contractor agrees to participate and cooperate in such additional meetings and interviews (in excess of five (5) hours), if the same are requested by the City in connection with such an audit. Upon request by City, Contractor shall prepare and submit to City any reports concerning Contractor's performance of the services rendered under this Agreement. City shall have access, with 72 hours advance written notice delivered to Contractor, to the books and records of Contractor related to Contractor's performance of this Agreement in the event any audit is required. All drawings, documents, and other materials prepared by Contractor in the performance of this Agreement (i) shall be the property of City and shall be delivered at no cost to City upon request of City or upon the termination of this Agreement, and (ii) shall not be made available to any individual or entity without prior written approval of City. The obligations of this Section 4.1 shall survive the expiration (or earlier termination) of this Agreement for a period of three (3) years. During said three (3) year period, Contractor shall

keep and maintain all records and reports related to this Agreement, and City shall have access to such records in the event any audit is required.

**4.2 Notices.** Unless otherwise provided herein, all notices required to be delivered under this Agreement or under applicable law shall be personally delivered, or delivered by United States mail, prepaid, certified, return receipt requested, or by reputable document delivery service that provides a receipt showing date and time of delivery. Notices personally delivered or delivered by a document delivery service shall be effective upon receipt. Notices delivered by mail shall be effective at 5:00 p.m. on the second calendar day following dispatch. Notices to the City shall be delivered to the following address, to the attention of the City Representative set forth in Paragraph D.1 of the Fundamental Terms of this Agreement:

To City: City of Irvine  
One Civic Center Plaza (92606) (Hand Deliveries)  
P. O. Box 19575  
Irvine, CA 92623-9575

Notices to Contractor shall be delivered to the address set forth below Contractor's signature on Part I of this Agreement, to the attention of Contractor's Representative set forth in Paragraph D.2 of the Fundamental Terms of this Agreement. Changes in the address to be used for receipt of notices shall be effected in accordance with this Section 4.2.

**4.3 Construction and Amendment.** The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. The headings of sections and paragraphs of this Agreement are for convenience or reference only, and shall not be construed to limit or extend the meaning of the terms, covenants and conditions of this Agreement. This Agreement may only be amended by the mutual consent of the parties by an instrument in writing.

**4.4 Severability.** Each provision of this Agreement shall be severable from the whole. If any provision of this Agreement shall be found contrary to law, the remainder of this Agreement shall continue in full force.

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

**4.6 Special Provisions.** Any additional or supplementary provisions or modifications or alterations of these General Provisions shall be set forth in Part III of this Agreement ("Special Provisions").

**4.7 Precedence.** In the event of any discrepancy between Part I ("Fundamental Terms"), Part II ("General Provisions"), Part III ("Special Provisions"), Part IV ("Scope of Services"), and/or Part V ("Budget") of this Agreement, the order of precedence shall be as follows:

- Part III
- Part II
- Part IV

Part V

Part I

### PART III

#### SPECIAL PROVISIONS

Following are additions to or modifications of PART II, GENERAL PROVISIONS:

1. Contractor shall possess and maintain during the entire duration of this Agreement a valid California Contractors State License Class C-33 Painting & Decorating Contractor.
2. The Work shall be performed in accordance with the Standard Specifications for Public Works Construction (current edition), City of Irvine Standards and Design Manual, the California Public Contracts Laws and the attached specifications.
3. The City has the option at any time to purchase supplies from another source without affecting other terms of this Agreement.
4. Prior to the issuance of a Purchase Order authorizing the Work to be performed hereunder, Contractor shall possess a current City of Irvine Business Permit which shall be maintained throughout the term of this Agreement.
5. Contractor agrees that its employees shall not permit access into any City-owned building by any unauthorized persons.
6. Contractor agrees to conform to all applicable Federal and State Occupational Safety and Health Act standards in the performance of this Agreement.
7. Whenever a question as to the meaning of any portion of the specifications is in dispute, or where there may be more than one interpretation given to any portion of the specifications, the interpretation by the City will prevail.
8. **Prevailing Rates of Wages. Prevailing wage requirements apply to public works projects with a value exceeding \$1,000.00. The definition of “public works” is found at Labor Code Section 1720, et seq.**

The CITY is subject to the provisions of law relating to public contracts in the State of California. It is agreed that all provisions of law applicable to public contracts are a part of this Agreement to the same extent as though set forth herein, and will be complied with by CONTRACTOR. CONTRACTOR shall abide by all applicable Sections of the California Labor Codes including Sections 1770 -1781, *et seq.* In accordance with the provisions of Section 1773 of the California Labor Code, the general prevailing rates of per diem wages and holiday and overtime work in the locality in which the Work is to be performed shall be in accordance with the rates posted on the Department of Industrial Relations website, found at <http://www.dir.ca.gov/dirdatabases.html>. The CONTRACTOR, and any subcontractor under him, shall pay not less than the specified prevailing rates of wages to all workers employed in the execution of this Agreement.

The CITY reminds all contractors and subcontractors of the adoption of Senate Bill 96 – Amendments to California Prevailing Wage Law Requires Additional Measures by Public Agencies, Contractors and Subcontractors, and encourages them to understand and comply with the requirements as set forth on the Department of Industrial Relations (DIR) website at <http://www.dir.ca.gov/Public-Works/PublicWorks.html>. All contractors and subcontractors who

plan to bid on a public works project when the project is for construction, alteration, demolition, installation, or repair work with a value exceeding \$25,000.00 must first be registered and pay an annual fee with the DIR. Additionally, all contractors and subcontractors who plan to bid on public works projects involving maintenance work with a value exceeding \$15,000.00 must first be registered and pay an annual fee with the DIR. The CITY requires all contractors and subcontractors to be registered with the DIR prior to submitting a bid meeting these parameters. Subject to the exceptions set forth in Labor Code Section 1725.5, bids from contractors that are not currently registered will be deemed nonresponsive. Further, the CITY will not award a contract to and no contractor or subcontractor will be allowed to work on a CITY public works project meeting these parameters unless they are registered with the DIR pursuant to Labor Code Section 1725.5. Please visit the DIR website for further information.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

If compliant certified payroll records in accordance with Labor Code Section 1776 are not submitted to City by Contractor, City may withhold final payment until such compliant certified payroll records are provided. The City of Irvine will be using the eComply Solutions software for managing certified payrolls on this project. Accordingly, Contractor shall register in, attend training for, and use the eComply Solutions software for submitting certified payrolls and related tasks as deemed appropriate by the City of Irvine. When this project commences, you will be contacted by an eComply Solutions representative regarding this process. Further information will be provided via a separate communication at that time.

9. **Bonding Requirements.** Contractor shall procure and maintain, at its sole cost and for the duration of this Agreement, a Performance Bond in an amount of not less than one hundred percent (100%) of the annual value of this Agreement; and a Payment Bond in an amount of not less than one hundred percent (100%) of the annual value of this Agreement, in the form provided by the City. These bonds shall be procured only from sureties admitted to provide coverage in the State of California. Only bonds issued by companies admitted to do business in the State of California will be accepted in accordance with the Code of Civil Procedure Section 995.311. In lieu of these bonds, Contractor may provide to City an irrevocable letter of credit (ILOC) in an amount not less than 25% of the annual value of the contract. The City reserves the right to approve any submitted ILOC.
10. **Liquidated Damages.** Failure of the Contractor to complete the Work within the time allowed will result in damages being sustained by the City. Such damages are, and will continue to be, impracticable and extremely difficult to determine. For each consecutive calendar day in excess of the time specified for completion of the Work, as adjusted in accordance with the "Delays and Extension of Time" section herein, the Contractor shall pay to the City, or have withheld from monies due it, the sum of \$1400.

Execution of the Agreement shall constitute agreement by the City and Contractor that \$1400 per day is the minimum value of the costs and actual damage caused by the failure of the Contractor to complete the Work within the allotted time. Such sum is liquidated damages and

shall not be construed as a penalty, and may be deducted from payments due the Contractor if such delay occurs.

From over	To	
\$0	\$60,000	\$1,400
\$60,000	\$200,000	\$2,900
\$200,000	\$500,000	\$3,200
\$500,000	\$1,000,000	\$3,500
\$1,000,000	\$2,000,000	\$4,000
\$2,000,000	\$5,000,000	\$4,800
\$5,000,000	\$10,000,000	\$6,800
\$10,000,000	\$20,000,000	\$10,000
\$20,000,000	\$50,000,000	\$13,500
\$50,000,000	\$100,000,000	\$19,200
\$100,000,000	\$250,000,000	\$25,300

**Delays and Extensions of Time.**

General. If delays are caused by unforeseen events beyond the control of the Contractor, such delays will entitle the Contractor to an extension of the Contract time as provided herein, but the Contractor will not be entitled to damages or additional payment due to such delays, except as otherwise specified in the “Payment of Delays” section. Such unforeseen event may include: war, government regulations, labor disputes, strikes, fires, floods, adverse weather or elements necessitating cessation of work, inability to obtain materials, labor or equipment, required Extra Work, or other specific events as may be further described herein.

No extension of time will be granted for a delay caused by the Contractor’s inability to obtain materials unless the Contractor furnishes to the Engineer documentary proof. The proof must be provided in a timely manner in accordance with the sequence of the Contractor’s operations and the approved construction schedule.

If delays beyond the Contractor’s control are caused by events other than those mentioned above, the Engineer may deem an extension of time to be in the best interests of the City. The Contractor will not be entitled to damages or additional payment due to such delays, except as otherwise specified in the “Payment of Delays” section.

Extensions of Time. Extensions of time, when granted, will be based upon the effect of delays to the Work. They will not be granted for non-controlling delays to minor portions of the Work unless it can be shown that such delays did or will delay the progress of the Work.

Payment of Delays. Pursuant to Section 7102 of the Public Contract Code, the Contractor will be compensated for damages incurred due to delays for which the City is responsible. Such actual

costs will be determined by the Engineer. The City will not be liable for damages which the Contractor could have avoided by any reasonable means, such as judicious handling of forces, equipment, or plant. The determination of what damages the Contractor could have avoided will be made by the Engineer.

Written Notice and Report. If the Contractor desires payment for a delay as specified in the "Payment of Delays" section or an extension of time, it shall file with the Engineer a written request and report of cause within 30 days after the beginning of the delay. The request for payment or extension must be made at least 15 days before the specified completion date. Failure by the Contractor to file these items within the times specified will be considered grounds for refusal by the City to consider such request.

## PART IV

### SCOPE OF SERVICES

Contractor shall provide all labor, supervision, equipment, materials and supplies needed to Paint Great Park Art Gallery open area, Staff kitchen, offices, and doors. The Work shall be performed in accordance with the Standard Specifications for Public Works Construction (current edition), City of Irvine Standards and Design Manual, the California Public Contracts Laws, ATTACHMENT I and the attached specifications below.

### SPECIFICATIONS

- 1) Location: Great Park Art Gallery, 8000 Great Park Blvd. Irvine, CA 92618
- 2) Work Hours: The Contractor shall adhere to the established work hours.

#### Normal Working Hours

Monday through Friday, from 7:00 a.m. to 5:00 p.m., excluding City of Irvine observed holidays.

City of Irvine recognized Holidays, All Day. City holidays include:

- New Year's Day
- Martin Luther King Jr. Day
- Washington's Birthday
- Memorial Day
- Juneteenth
- Independence Day (4<sup>th</sup> of July)
- Labor Day
- Veterans Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Eve
- Christmas Day

- 3) Communication/Response Time:

The Contractor's Representative shall be accessible for cell phone and e-mail communication during normal work hours. Contractor shall have the ability to contact field crews within twenty-four (24) hours of notification by the City Representative during normal working hours.

The Contractor's Representative shall have a cellular telephone capable of sending and receiving e-mails. The phone number and an e-mail address for the Contractor's Representative shall be given to the City Representative. The Contractor shall notify the City Representative of any changes with contact information immediately.

4) Work Schedule:

Once work has commenced, it shall be completed without interruption or delay, excluding circumstances beyond the control of the Contractor. The Contractor shall submit a Work Schedule showing the time lines for completing the work at the work site(s), for approval by the City. No changes in the schedule will be allowed with less than 48 hours written notice to the City.

5) Applicable Codes:

The publications list below forms a part of the project scope of work, as they relate to the project. All construction work shall comply with the Applicable Codes including, without limitation:

- Standard Specifications for Public Works Construction, current adopted edition
- City of Irvine Municipal Code
- California Code of Regulations, Title 17, current edition

6) DOT Regulations - Alcohol and Controlled Substance Abuse Policy and Testing Program:

As a material part of the Agreement for Trades Related Services, contractors and subcontractors, owners and employees agree to be bound by and adhere to the Federal Department of Transportation (DOT) regulations on Alcohol and Controlled Substance Abuse and Testing Program found in Title 49 CFR 382. All owners and employees of the Contractor's company who are required to hold commercial licenses and/or who are in safety sensitive positions shall be subject to the provisions of the Policy and the DOT Regulations.

7) Stormwater Pollution Prevention Guidelines:

Stormwater pollution prevention devices and practices shall be installed and/or instituted as necessary to ensure compliance to the City of Irvine Water Quality standards contained in Chapter 3, Water, of Division 8 of Title 6 of the Irvine Municipal Code and any Erosion Control Plan associated with this project. All such devices and practices shall be maintained, inspected and/or monitored to ensure adequacy and proper function throughout the duration of the construction project.

Compliance to the Water Quality standards and any Erosion Control Plan associated with this project includes, but is not limited to the following requirements:

- a) Sediments and other pollutants shall be retained on the work site(s) until properly disposed of, and may not be transported from the work site(s) via sheet flow, swales, area drains, natural drainage courses or wind.

- b) Stockpiles of earth and other construction-related materials shall be protected from being transported from the work site(s) by the forces of wind and water flow.
- c) Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system, nor be allowed to settle or infiltrate into soil.
- d) Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on the work site(s) until they can be disposed of as solid wastes.
- e) Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- f) Sediments and other materials may not be tracked from the work site(s) by vehicular traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental deposits shall be swept up immediately and may not be washed down by rain or other means.
- g) Any slopes with disturbed soils or removed vegetation shall be stabilized to inhibit erosion by wind and water.
- h) Stormwater pollution prevention devices and/or practices shall be modified as needed as the project progresses to ensure effectiveness.

8) Ordinances and Regulations:

All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of the project scope of work, and their provisions.

9) Noise Control:

Contractor shall comply with all local sound control and noise level rules, regulations and ordinances to all aspects of the work performed pursuant to this contract.

10) Safety:

Contractor shall take precautions for the protection and safety of the public. Contractor shall also be responsible for supplying and using safety equipment as necessary to protect personnel, property, and the public.

11) Permits and Fees:

Contractor shall apply for and obtain a no fee permit for the work. Any permits required by outside agencies shall be the sole responsibility of the Contractor. The Contractor shall apply and pay for any outside agency permit(s) and conform to all applicable requirements, and include the cost of these permits into this price quotation.

12) Contract Submittals:

Executed Agreement for Trades Related Services with:

- Insurance:

Contractor shall have their insurance broker/agent provide to the City's insurance certificate tracking company original, signed insurance certificates and endorsements as set forth in the Contract document, included herein.

- Completed W9 Form

- Business License:

Contractor must provide a copy of City of Irvine business license as set forth in the Contract document, included herein.

Material tickets shall be submitted to the City Representative for review during and at the end of the project.

13) Purchase Order:

Contractor shall not start any work until receipt of Purchase Order from the City of Irvine's Purchasing Division.

14) Payment:

Measurement and payment shall be made in accordance with Section 9 of the Standard Specifications for Public Works Construction (current edition), Agreement for Trades-Related Services and/or the price shown in the Price Quotation.

15) Additions and Deletions:

Any additions and deletions to the Price Quotation will be made at an agreed upon amount between the City and Contractor.

16) Copy of Price Quotation:

Contractor shall maintain a copy of the Price Quotation at the work site(s) at all times.

17) Contractor's Authorized Representative:

Contractor's Authorized Representative shall be present at the work site(s) whenever work is in progress, or actions of the elements necessitate the Representative's presence to protect public and private properties.

18) Subcontracting:

If Contractor subcontracts any part of this contract, Contractor shall be fully responsible to the City for the acts and omissions of his subcontractor and persons directly or indirectly employed by subcontractor as he is for the acts and omissions of persons directly employed by him.

19) Qualifications of Workers:

Only competent workers shall be employed for all work performed. In the acceptance or rejection of work, no allowance will be made for lack of skill on the part of the workers.

20) Examination of Existing Improvements:

Before starting work, Contractor shall notify the City in writing of any existing damage to City improvements for which the Contractor may be held responsible. Beginning of job constitutes acceptance of all responsibilities as pertains to Guarantee Requirements. This requirement does not relieve Contractor of the responsibility for proper installation.

21) City Review of Work:

The Contractor shall arrange for approval of all work. **The Contractor shall contact the Great Park Maintenance & Rehabilitation Division at (949) 724-6696 a minimum of 48 hours (two work days) in advance of the time approvals are required.** Before Contractor can be paid, the City Representative will meet with the Contractor to approve the work and to assure all work has been properly completed and conforms to the project scope of work.

22) Rejection of Work:

Any and all work may be subject to rejection and removal if Contractor does not call for proper review of work made through the City Representative, or, if it has been determined that the work performed does not meet the requirements of the project scope of work.

23) Specifications and Manufacturer's Recommendations:

All work shall be done in accordance with the project scope of work.

24) Contractor Furnished Items:

Contractor shall furnish NEW materials of the brands and types specified herein; or City approved equals. Contractor shall also furnish all labor, vehicles,

equipment, and services necessary for the project scope of work, and shall perform all other incidental work necessary to carry out the intent of the project scope of work.

25) Substitution of Materials:

Specific reference to manufacturer's names and products indicated in the project scope of work are used as standards. This implies no right to substitute other materials or methods without written approval of the City. Any proposed substitution of a product shall be submitted to the City for approval.

26) Delivery and Storage:

All materials shall be delivered to the work site(s) in an undamaged condition, with manufacturer's label intact, describing contents/ materials and manufacturer when applicable. The materials shall be protected against damage, and stored, if necessary, in a location approved by the City. Contractor shall replace damaged material at no additional cost to the City.

27) Stockpiling:

No equipment storage or material stockpiling shall be permitted at the work site(s), unless approved by the City. The City takes no responsibility or liability in any vandalism or damage to the material, if stockpiling is allowed.

28) Construction Material Removal/Project Cleanup:

Contractor shall remove and appropriately dispose of all construction materials. Contractor shall clean up the work site(s) daily and at the completion of the work and shall not use City dumpsters for disposal of any debris.

29) Protection of Materials:

Contractor shall take all means necessary to protect materials before, during, and after installation, and to protect the installed work of other trades. In the event of damage, Contractor shall make all repairs and replacements necessary, per current City guidelines, to the satisfaction of and at no additional cost to the City.

30) Defects in Material or Workmanship:

Review of the work does not relieve Contractor in his obligation to fulfill this Quotation Scope of Work. If the work or any part thereof is found defective, Contractor shall make good such defects in a manner satisfactory to the City without further compensation. If any materials furnished and brought upon the work site(s) by Contractor for use in the work are found to be unsuitable or not in conformance with the project scope of work, the Contractor shall remove such materials from the work site(s). If Contractor fails or neglects to make ordered repairs of defective work, fails to remove materials from the work site(s) within

seven (7) days after notification, the City will make the necessary repairs or removal and deduct the costs from the amount due to Contractor.

31) Equipment:

The equipment used in the performance of the work shall be subject to approval by the City, and shall be maintained in satisfactory working condition at all times.

32) Vehicular Access:

All Contractor's vehicles, equipment, and machinery shall be restricted to those areas identified by the City for ingress onto and egress from the work site(s) where applicable.

33) Vehicle Condition/ Identification:

All Contractor trucks and other vehicles shall be uniform in appearance and have the Contractor's name or logo identified. All vehicles and equipment shall be in good condition and appearance. All vehicles will display a sign on both sides of the vehicle while working on City areas indicating the Contractor is "Under Contract with the City of Irvine." Contractor shall submit a sample sign to the City Representative for review and approval. After approval, the Contractor, at its sole cost, shall furnish and install the signs on each vehicle used on this contract.

34) Equipment Operation:

To minimize damage to all existing improvements, Contractor's vehicles and equipment shall operate only in those areas immediately adjacent to the work site(s).

**PART V**  
**BUDGET**

**Pricing shall be as set forth below and in accordance with ATTACHMENT I.**

Included in the total compensation are all ordinary and overhead expenses incurred by Contractor and its agents and employees, including meetings with City representatives, and incidental costs incurred in performing under this Agreement. The total compensation for the Scope of Services set forth herein **shall not exceed \$29,842.80**, including all amounts payable to Contractor for its overhead, payroll, profit, and all costs of whatever nature, including without limitation all costs for subcontracts, materials, equipment, supplies, and costs arising from or due to termination of this Agreement.

Budget cuts, monetary adjustments, or changes in quantity requirements may result in an increase or decrease in services. The Contractor, therefore, agrees to adjust the level of service without changing other contract conditions set forth herein, if notified to do so within a reasonable time period. Service increases and decreases will be computed based on the unit rate as set forth herein.

**No work shall be performed in connection with this Agreement until the receipt of a signed City of Irvine Purchase Order; and no work shall be performed with a value in excess of the Purchase Order amount as the City has not authorized nor is it obligated to pay Contractor any such excess amount.**

In the event Contractor anticipates the potential need to perform services beyond those set forth herein where additional funding may be needed, Contractor shall notify City in writing allowing sufficient time for City to consider further action.

Payment for services will be made monthly on invoices deemed satisfactory to the City, with payment terms of net 30 days upon receipt of invoice. Contractor shall submit invoices within fifteen (15) days from the end of each month in which services have been provided. Contractor shall provide invoices with sufficient detail to ensure compliance with pricing as set forth in this Agreement. The information required may include: date(s) of work, hours of work, hourly rate(s), and material costs.

**The Purchase Order number must be included on all invoices, along with the City Representative's name. Failure to include this information on the invoice shall result in the return of the unpaid invoice.**

Contractors should submit invoices electronically to: **[isubmittal@cityofirvine.org](mailto:isubmittal@cityofirvine.org)**

Payment by City under this Agreement shall not be deemed as a waiver of the City's right to claim at a later point that such payment was not due under the terms of this Agreement.

ATTACHMENT I



Balleza Painting Inc.
4193 Flat Rock Drive Ste 200
Riverside, CA 92505
(714) 631-3795
State License No. 1110200
Israel@ballezapainting.com

Proposal

Date: 12/9/2025
Proposal No. 417

Proposal Submitted to:

City Of Irvine / Operation Support
facility 6427 Oak Canyon
949-724-7708

Work to be performed at:

8000 Great Park
Irvine, Ca 92618

Project: Interior Art Gallery Painting

Scope of Work for Interior Painting walls at Great Park Art Gallery:

The pricing in this painting proposal includes all time and materials to complete the work described below. All prep work, painting, cleanup, and disposal requirements are documented in this scope of work and reflected in the pricing section of this painting proposal.

Paint walls at Great Park Art Gallery open area about 20 feet height, Staff kitchen, offices and doors. (excluded are storage rooms). will use Sherwin- Williams Paints (Color: DEW341 Swiss Coffee). Starting Date Jan. 12-16

Prior to any work, all floors and furniture will be completely covered with either plastic or drop cloths.

- Walls: Will patch all cracks and holes. Will caulk all seams and gaps where the walls meet the trim. All patches will be spot primed. Will apply one coat of flat finish to the walls (Color: DEW341 Swiss Coffee) and two coats at darker colors listed above.
Baseboards: All the baseboards will be sanded, will patch any holes where found. Will caulk and spot prime where needed. Will apply one coat of paint to all the trim for the rooms listed above.
Doors: Removed any loose, peeling, or chalky paint by scraping, sanding. Paint one coat of Sherwin-Williams Pro-Industrial Water based Alkyd Urethane.

Proposal Includes:

All material guaranteed as specified and the above work performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of:

\$29,842.80

Dollars

Payment to be made as follows:

Acceptance of Proposal

The Above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified. Payment will be made as outlined.

Date of Acceptance

Signature:

## PERFORMANCE BOND

Painting Interior Art Gallery Building

KNOW ALL MEN BY THESE PRESENTS that we \_\_\_\_\_, as Principal, and \_\_\_\_\_ as Surety, are held and firmly bound unto City of Irvine, hereinafter called the City in the sum of \_\_\_\_\_ Dollars\_(\$ \_\_\_\_\_) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract attached hereto, with the City of Irvine.

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said Contract during the original terms thereof, and any extensions thereof that may be granted by the Owner with or without notice of the Surety, and during the life of any guarantee required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, then this obligation shall be void otherwise this obligation shall remain in full force and effect.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modifications of the Contract Documents and/or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the contract documents and/or of the work to be performed thereunder.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by the City in successfully enforcing such obligation, and all to be taxed as costs and included in any judgment rendered by a court of law.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) \_\_\_\_\_  
(Address) \_\_\_\_\_

(By) \_\_\_\_\_  
(Title) \_\_\_\_\_

ATTEST:

(Surety) \_\_\_\_\_  
(Address) \_\_\_\_\_

(By) \_\_\_\_\_  
(Title) \_\_\_\_\_

# PAYMENT BOND

Painting Interior Art Gallery Building

KNOW ALL MEN BY THESE PRESENTS that we \_\_\_\_\_, as Principal, and \_\_\_\_\_ as Surety, are held and firmly bound unto City of Irvine, hereinafter called the City in the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_.00) (this amount being not less than one hundred percent (100%) of the total bid price of the contract awarded by the owner to the principal), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

The conditions of this obligation are such that whereas the Principal entered into a contract, attached hereto, with the City of Irvine.

NOW THEREFORE, if the Principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of each contract that may hereafter be made, then this obligation shall be void, otherwise this obligation shall remain in full force and effect.

The condition of this obligation is such that, if said Principal or his subcontractors, or heirs, executors, administrators, successors, or assigns thereof, shall fail to pay any of the persons named in the Civil Code § 9100 for any material used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or shall fail to pay any amount due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant or any amount required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the contractor and his subcontractors with respect to such work and labor, then said Surety will pay and, also, in case suit is brought upon the bond, will pay a reasonable attorney's fee to be fixed by the court. This bond shall inure to the benefit of all persons named in the aforesaid Civil Code § 9100 to give a right of action to them or their assigns in any suit brought upon the bond.

Further, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the Contract Documents or of the Work to be performed thereunder shall in any way affect its obligations on this bond; and it hereby waives notice of any and all such changes, extensions of time, and alterations or modifications of the contract documents and/or of the work to be performed thereunder.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the name of each party being hereto written below and these presents duly signed by each party's undersigned representative, pursuant to authority of its governing body. This bond shall be authenticated by way of notarized acknowledgment, including a copy of the power of attorney, for the Surety.

ATTEST:

(Principal) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_

(By) \_\_\_\_\_  
(Title) \_\_\_\_\_

ATTEST:

(Surety) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_

(By) \_\_\_\_\_  
(Title) \_\_\_\_\_