

CONTRACT FOR JANITORIAL SERVICES

This Contract is entered into on the date signed by all parties to it.

COUNTY: Siskiyou County Health & Human Services Agency
818 South Main Street
Yreka, CA 96097

and

CONTRACTOR: JoncoWest LLC
268 N. Lincoln Ave Suite 8
Corona, CA 92882
(424) 526-6241

1. **Purpose of Contract:** The purpose of this Contract is to state the terms and conditions under which Contractor will provide janitorial and cleaning maintenance services for County facility located at:

- A. 2060 Campus Drive, Yreka, CA 96097
- B. 818 South Main Street – Building 1, Yreka, CA 96097
- C. 818 South Main Street – Building 2, Yreka, CA 96097
- D. 912 South Main Street, Yreka, CA 96097
- E. 1107 Ream Avenue, Mount Shasta, CA 96097

2. **Services to be Performed:** Contractor agrees to perform in a workmanlike manner and at the times indicated, those janitorial and cleaning maintenance services as set forth in Exhibit "A, A1, & B", which is attached hereto and hereby incorporated by reference.

To the extent that Exhibit A & B contains terms in conflict with this Contract or to the extent that it seeks to supplement a provision regarding a subject already fully addressed in this Contract, including a clause similar to this seeking to render its language superior to conflicting language in this Contract, such language is hereby expressly deemed null and void by all parties upon execution of this Contract.

3. **Expenses:** Contractor shall be responsible for all costs and expenses incident to the performance of services for County, including but not limited to, all costs of materials, equipment, all fees, fines, licenses, bonds or taxes required of or imposed against Contractor and all other of Contractor's costs of doing business. County shall not be responsible for any expense incurred by Contractor in performing services for County except as specified in Exhibit "A" attached hereto.

4. **Compensation:** In consideration for the services to be performed by Contactor, County agrees to pay Contractor as listed in Exhibits "A" and "A1", the total not to exceed amount for the term of this contract shall be SEVEN HUNDRED FORTY-FOUR THOUSAND, FORTY-NINE DOLLARS AND 90/100 CENTS (\$744,049.90).

5 **Invoices:** Contractor shall submit detailed invoices for all services being rendered.

6. **Date for Payment of Compensation:** County shall pay within 30 days of receipt of invoices from the Contractor to the County, and approval and acceptance of the work by the County.

7. Payment to Contractor for services rendered is predicated upon full compliance of the Contract. Payment may be withheld if determined Contractor is not in full compliance with terms, conditions, and requirements of Contract.

8.. **Term of Contract:** This Contract shall commence on December 6, 2023, and shall terminate on June 30, 2028, unless terminated earlier as provided herein.

9. **Termination on Occurrence of Stated Events:** This contract shall terminate automatically on the occurrence of any of the following events:

1. Bankruptcy or insolvency of Contractor;
2. Death of Contractor.

9a. **Termination by County for Default of Contractor:** Should Contractor default in the performance of this Contract or materially breach any of its provisions, County, at County's option, may terminate this Contract by giving written notification to Contractor.

9b. **Termination for Convenience of County:** County may terminate this Contract at any time by providing a notice in writing to Contractor that the Contract is terminated. Said Contract shall then be deemed terminated and no further work shall be performed by Contractor. If the Contract is so terminated, the Contractor shall be paid for that percentage of the phase of work actually completed, based on a pro rata portion of the compensation for said phase satisfactorily completed at the time the notice of termination is received.

9c. **Termination of Funding:** County may terminate this Contract in any fiscal year in that it is determined there is not sufficient funding. California Constitution Article XVI Section 18.

10. **Maintenance:** Contractor shall notify County immediately of any maintenance problem it becomes aware of, but which is not included in this Contract, such as electrical or plumbing problems, roof leaks, broken windows or locks, vandalism and so forth.

11. **Provisions for Unsatisfactory Service:** For the benefit of the County and Contractor, Exhibit "B" has been attached identifying a County employee and providing the means by which this employee can confirm that services as set forth in this Contract are being adequately performed by the Contractor. The Contractor shall provide the designated County employee with Exhibit "B1-5" or some other document designated by County on a monthly, quarterly or annual basis, as directed by County. The designated County employee shall initial the form to indicate that services were satisfactory or indicate any problems with service. The form shall then be forwarded to the Department Head for review. Should the Contractor fail to perform services at any time as set forth in this Contract, the Department Head shall contact the Contractor in an effort to resolve any issues and facilitate the performance of services as set forth in this Contract. If, after contact is made, the services are still unsatisfactory in the opinion of County, County shall have the option to bring in janitorial services to perform the janitorial needs as set forth herein and deduct the cost of such services from the monthly rate established in this Contract.

12. **Compliance with Applicable Statutes, Ordinances and Regulations:** In performing the services required, Contractor shall comply with all applicable Federal, State, County and City Statutes, Ordinances and Regulations.

13. **Indemnification:** Contractor shall defend, indemnify, and hold harmless the County, its officers, agents and employees, from and against any and all claims, demands, damages, costs, expenses, judgments or liability arising out of this Contract or occasioned by the performance or attempted performance of the provisions hereof, including, but not limited to, any act or omission on the part of the Contractor or his agents or employees or other independent contractors directly responsible to him; except those claims resulting solely from the negligence or willful misconduct of County. Contractor shall also defend, indemnify, and hold harmless the County, its officers, agents and employees, from and against any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board with respect to Contractor's "independent contractor" status that would establish a liability for failure to make social security and income tax withholding payments.

14. **Insurance:** Contractor shall obtain and maintain for the entire term of this Contract comprehensive general public liability and property damage insurance in an amount acceptable to County. Where the services to be provided under this contract involve or require the use of any type of vehicle by Contractor in order to perform said services, Contractor shall also provide comprehensive business or commercial automobile liability coverage including non-owned and hired automobile liability in an amount acceptable to County. Said policies shall be payable on a "per occurrence" basis unless County specifically consents to a "claims made" basis. Contractor shall be insured against liability for workers' compensation unless Contractor has no employees and such insurance is not required by state law.

All insurance required herein shall be provided by a company authorized to do business in the State of California and possess at least a Best A:VII rating or as may otherwise be acceptable to County. Contractor shall furnish evidence of insurance prior to commencing work under this Contract. The certificate shall provide for ten (10) day advance notice to County of any termination or reduction in coverage.

15. **Employment Status:** Contractor shall, during the entire term of this Contract, be construed as an independent contractor, and nothing in this Contract is intended nor shall be construed to create an employer-employee relationship, a joint venture relationship, or to allow County to exercise discretion or control over the professional manner in which Contractor performs the services which are the subject matter of this Contract; provided, always however, that the services to be provided by Contractor shall be provided in a manner consistent with all applicable standards and regulations governing such services.

Contractor understands and agrees that his personnel are not, and will not be, eligible for membership in, or any benefits from, any County group plan for hospital, surgical or medical insurance, or for membership in any County retirement program, or for paid vacation, paid sick leave, or other leave, with or without pay, or for any other benefit which accrues to a County employee.

In the event Contractor is subsequently determined to be an employee of County by the Internal Revenue Service, Contractor waives any right to recover employee benefits for the period during which County considered Contractor to be an independent contractor.

16. **Withholding for Non-Resident Contractor:** Pursuant to California Revenue and Taxation Code Section 18662, payments made to nonresident independent contractors, including corporations and partnerships that do not have a permanent place of business in this state, are subject to 7 percent state income tax withholding. Withholding is required if the total yearly payments made under this contract exceed \$1,500.00.

Unless the Franchise Tax Board has authorized a reduced rate or waiver of withholding and County is provided evidence of such reduction/waiver, all nonresident contractors will be subject to the withholding. It is the responsibility of the Contractor to submit the Waiver Request (Form 588) to the Franchise Tax Board as soon as possible in order to allow time for the Franchise Tax Board to review the request.

17. **Confidentiality:** Because of the nature of information potentially available or accessible to employees of Contractor, County reserves the right to either screen or reject actual or potential employees of Contractor, in County's sole discretion, when County has concerns regarding the ability of Contractor or its employees to maintain the integrity of certain confidential records or to have potential access to such records. If

requested by County, Contractor shall provide a list of all employees who will or may be providing services under this Contract.

Contractor acknowledges that services may be performed on premises containing confidential, privileged, sensitive or proprietary documents or information. Contractor shall make all reasonable efforts to safeguard the premises while services are being performed and only employees of Contractor providing services are to be granted access to the premises.

Contractor shall not knowingly read, review, copy, disturb or tamper with any information or documentation encountered while services are being performed and any information inadvertently obtained shall be kept confidential by Contractor. Contractor shall comply with all federal, state and local confidentiality laws and regulations.

18. **Non-Assignment of Contract:** Inasmuch as this Contract is intended to secure the specialized services of Contractor, no interest herein may be assigned, transferred, sold, or delegated without the County's prior written consent and any such assignment, transfer, or delegation without prior written County approval shall, in County's discretion, be considered null and void.

19. **Entire Agreement:** This Contract supersedes all previous contracts and constitutes the entire understanding of the parties hereto. Contractor shall be entitled to no other benefits than those specified herein. No changes, amendments, or alterations shall be effective unless in writing and signed by both parties. Contractor specifically acknowledges that in entering into and executing this Contract, Contractor relies solely upon the provisions contained in this Contract and no others.

20. **Covenant:** This Contract has been executed and delivered in the State of California, and the validity, enforceability, and interpretation of any of the clauses of this Contract shall be determined and governed by the laws of the State of California.

21. **Severability:** If any provision in this Contract is held by any court to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, County and Contractor have executed this agreement on the dates set forth below, each signatory represents that they have the authority to execute this agreement and to bind the Party on whose behalf their execution is made.

COUNTY OF SISKIYOU

Date: _____

ED VALENZUELA, CHAIR
Board of Supervisors
County of Siskiyou
State of California

ATTEST:
LAURA BYNUM
Clerk, Board of Supervisors

By: _____
Deputy

CONTRACTOR: JoncoWest LLC

Date: _____

Pattie Patrick, Manager

Date: _____

Melody Patrick, Procurement Manager

License No.: 01072843

(Licensed in accordance with an act providing for the registration of contractors)

Note to Contractor: For corporations, the contract must be signed by two officers. The first signature must be that of the chairman of the board, president or vice-president; the second signature must be that of the secretary, assistant secretary, chief financial officer or assistant treasurer. (Civ. Code, Sec. 1189 & 1190 and Corps. Code, Sec. 313.)

TAXPAYER I.D. ON FILE

ACCOUNTING:
See page 7 for full accounting breakdown.

Encumbrance number (if applicable)

If not to exceed, include amount not to exceed: \$744,049.90

**ACCOUNTING FOR JONCOWEST
5 YEAR CONTRACT**

	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	TOTAL
2120-501010-714000	\$66,248.71	\$96,236.69	\$ 101,048.52	\$106,100.95	\$111,406.00	\$481,040.87
2122-401030-714000	\$29,531.22	\$41,540.38	\$43,617.40	\$45,798.27	\$48,088.19	\$208,575.46
2127-502055-714000	\$307.09	\$426.75	\$448.08	\$470.49	\$494.01	\$22,146.42
2134-401100-714000	\$7,378.43	\$10,419.36	\$10,940.32	\$11,487.34	\$12,061.71	\$52,287.15
	\$103,465.45	\$148,625.17	\$156,054.33	\$163,857.05	\$172,049.90	\$744,049.90

EXHIBIT A

For Services at:

- a) 2060 Campus Drive, Yreka, CA 96097
- b) 818 South Main Street – Building #1, Yreka, CA 96097
- c) 818 South Main Street – Building #2, Yreka, CA 96097
- d) 912 South Main Street, Yreka, CA 96097
- e) 1107 Ream Avenue, Mount Shasta, CA 96096

Scope of Janitorial Services

Cleaning is to be performed daily after tenant work hours (5:30 p.m.) unless otherwise agreed upon by both parties.

Janitorial services shall be provided for the above addresses.

Janitorial incumbent must supply all safety and data sheets for chemicals being used and a list of disinfectants.

County Furnished Property and Supplies

- a.) Door and key access to work areas
- b.) Alarm code for access to building
- c.) Toilet Tissue (2ply), paper towels, hand soap and toilet seat covers
- d.) Wastebasket liner in all sizes required
- e.) Batteries

Garbage dumpsters or containers will be located on the premises as indicated by the County. Removal of garbage from these dumpsters or containers will be the responsibility of the County. The County will provide power and water necessary to accomplish the work.

Janitorial Contract Furnished Property and Supplies

- a.) Vacuum cleaner
- b.) Cleansers and Disinfectants (as agreed upon by the County)
- c.) Mop heads, handles and mop bucket with press
- d.) Cleaning rags, dust rags, ladders and necessary hand tools
- e.) Safety equipment as required
- f.) Non-skid floor wax and stripper compound
- g.) Deodorant cakes and holders for all urinals and toilets (and/or flush tank type disinfectant/deodorizer) **MUST BE NON SCENTED**

Work to be Performed Daily

- a.) Vacuum all hallway space

- b.) Thoroughly clean, mop, and disinfect kitchen space, including but not limited to cabinetry, countertops, dispensers, sinks, vents, light covers, and floors
- c.) Thoroughly clean, mop, and disinfect restroom space, including but not limited to all toilet fixtures, sinks, dispensers, mirrors, vents, light covers, and floors
- d.) Thoroughly clean drinking fountains
- e.) Spot clean and vacuum on carpet
- f.) Sweep and vacuum entry ways for customers and employees
- g.) Clean glass entry doors both inside and out
- h.) Empty all trash cans and replace trash liners
- i.) Make sure building is secure and alarm is set before leaving premises

Work to be Performed Twice a Week (Tuesdays & Thursdays)

- a.) Vacuum all carpeted areas in building and/or elevator space if present.
- b.) Wipe down and/or mop all vinyl/tile flooring that may be present in building, including stairwells and elevator space.
- c.) Completely shine stainless steel in elevator space.
- d.) Dust all exposed surfaces, including cabinets, baseboards, vents, window ledges, window blinds, security mirrors, indoor cameras, and bookshelves.

Work to be Performed on a Semi-Annual Basis (March & October)

- a.) Use approved products to scrub and wax floors, including entryways, hallways, and restroom floors.
- b.) Must possess the capability to proficiently perform carpet cleaning, including deep cleaning, stain removal, and maintenance, to ensure the cleanliness and appearance of all carpets within facility.

Work to be Performed on an Annual Basis (June)

- a.) Wash interior and exterior windows using appropriate cleaning methods and equipment, including thorough cleaning of window surfaces, frames, sills, and any accessible tracks, ensuring a streak-free and visually appealing appearance.
- b.) Perform window blind cleaning throughout facility removing dust, dirt, stains, and debris.

Work to be Performed as Needed – All

- a.) Replenish all restroom supplies, including filling hand soap dispensers, paper towel dispensers, toilet seat covers, and waste receptacle liners.
- b.) Keep any paper towel dispenser or soap dispenser in facility replenished
- c.) Clean vents, louvers, and light covers throughout facility.
- d.) Wipe down any present vending machine
- j.) Keep janitorial closet(s) clean and orderly

Work to be Performed as Needed. 2060 Campus & 1107 Ream

- a.) Replenish lightbulbs/light tubes

Janitor Employee Standard and Conduct

- a.) The County may, in writing, require contractor to remove from the work area any employees the County deems incompetent, careless or otherwise objectionable,

or for theft, possession and/or removal of materials, supplies, equipment or any County-owned property.

- b.) The Janitor shall be responsible for maintaining satisfactory standards of employee competency, conduct, appearance and integrity and shall be responsible for taking such disciplinary actions with respect to his/her employees as may be necessary.
- c.) The janitor shall prohibit his/her employees from disturbing papers on desks, opening desk drawers or cabinets, or using telephone or office equipment provided for official County use.
- d.) If any person employed by the contractor shall fail or refuse to carry out the direction of the department's designated Facilities Manager, the County's Building Maintenance staff or their designee, or is disorderly, uses threatening or uses abusive language to any person representing the County, they shall be discharged from the project immediately and shall not be allowed on the premises again without written consent from the department's designated Facilities Manager, the County's Building Maintenance staff or their designee.
- e.) All employees must be 18 years of age or older and must have a mandatory background clearance through the Department of Justice, which will require fingerprinting.
- f.) Animals are not allowed on the premises.

Security

- a.) All Janitors working in said facilities under this agreement will be required to pass a mandatory background clearance conducted through the Department of Justice, which requires fingerprinting. It will be the responsibility of the contractor to pay the cost associated with obtaining the background check for their employees.
- b.) Only employees that have been cleared through the Department of Justice are allowed on the premises. No visitors, including children, will be permitted at the worksites during the employee's work hours.
- c.) The Janitors shall be required to ensure that all outside and applicable inside doors are locked and all exterior windows are closed and locked both during work and upon departure.
- d.) The County will issue keys to the selected company for access to perform the work necessary. All keys to the facilities covered under this contract will remain in a preselected location within the facility when janitorial services are not being performed.
- e.) No keys will be taken off site.
- f.) Keys shall be accounted for at all times by the Janitor and reported immediately if lost, misused or destroyed. The loss of such keys may require reimbursement for rekeying costs, if required for security purposes.

Inspection

- a.) Observation made by County employees may serve as the basis for directed correction, any correction of unacceptable work will be directed in writing.
- b.) The Janitor may assume that his/her work is found acceptable unless he/she are informed to the contrary by the County.
- c.) Reasons for finding work unacceptable may include, but are not limited to the following:
 - a.) Visible dirt/marks left on walls, ceilings, floors or windows after performance of scheduled work
 - b.) Failure to empty wastebaskets
 - c.) Visible wax build-up or scuffmarks after floor is stripped and re-waxed
 - d.) Trash or debris on any interior surfaces or any other litter left
 - e.) Nonappearance of Janitor to perform scheduled work
 - f.) Failure to stock restrooms
 - g.) Noncompliance with Standards and Conduct

Rates

See Exhibit A1 for rates.

Rates will increase due to the Consumer Price Index each year for all Urban Consumers based on the 12-month percent change for the month of June. These updated rates will be effective July 1st at the start of every fiscal year.

EXHIBIT A1

"Your Business is our business "

www.joncowest.com



Cost Sheet

Company Name:		County of Siskiyou Health & Human Services Agency		Company Name:		Joncowest	
Contact Name:		Seth Worthen		Contact Name:			
Address:		1312 Farlane Rd, Ste 1 Yreka Ca 96097		Address:		268 N Lincoln Ave, Corona Ca 92882 Ste 8	
Contact:		Sfworthen@co.siskiyou.ca.us		Contact:			
Email:				Email:			
Date:		10/06/23		Square Ft			
No. of Workers	Classification	Daily Hours	Hours Per Week	Hours Per Month	Hourly Rate	Cost Per Month	
1	818 S Main B1 x5 17,600sq	4	20	87	\$20.00	\$1,740.00	
1	2060 Campus x5 25,924 Sq	4	20	87	\$20.00	\$1,740.00	
1	818 S Main B2 x3 1166 sq	QS	1	4.35	\$20.00	\$87.00	
1	912 S Main x3 1833 sq	QS	1	4.35	\$20.00	\$87.00	
1	1107 Ream x2 5848 sq	2	4	17.4	\$20.00	\$348.00	
						\$0.00	
	Waxable 6,206 sq	Semi Annual	1.07	6,206	\$13,280.84		
	Carpeted 43,850sq	Semi Annual	0.36	43,850	\$31,572.00		
	Window Cleaning and Bling cleaning	Annual			\$5300		
	Annual Cost	With Waxing	Carpet	Windows and Blinds	\$50,152.84		
5	TOTALS	10	47.43	50,256			
BASE LABOR COST:						\$4,002.00	
BENEFITS COST:							
					0.00%	\$0.00	
					1.92%	\$76.84	
					0.00%	\$0.00	
TOTAL LABOR COST:						\$4,078.84	
PAYROLL COST:							
					7.65%	\$312.03	
					4.40%	\$179.47	
					0.80%	\$32.63	
					15.90%	\$648.54	
					29.70%	\$1,211.42	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
		Other:	LTF		\$0.00	\$0.00	
		Other:	MCTF		\$0.00	\$0.00	
TOTAL PAYROLL COST:						58.45%	\$2,384.08
OTHER COST:							
					9.00%	\$360.18	
					2.80%	\$112.06	
					0%	\$52.08	
						\$0.00	
					\$0.00	\$0.00	
TOTAL OTHER COST:						\$524.32	
TOTAL LABOR, PAYROLL AND OTHER COST:						\$6,987.24	
					Overhead	4.50%	\$314.43
					Profit	4.50%	\$314.43
TOTAL COST:						\$7,616.09	

Exhibit B

Janitorial Service Satisfaction Checklist

For Services at:

2060 Campus Drive Yreka

DAILY (Consistently)

- Vacuum all hallways
- Thoroughly clean and disinfect kitchen
- Thoroughly clean and disinfect restrooms
- Sweep & vacuum entrances
- Thoroughly clean drinking fountains
- Clean all noticeable spots on carpet
- Clean glass entry doors (Inside & Out)
- Empty & replace trash liners
- Set building alarm and lock doors

TWICE PER WEEK (Consistently)

- Vacuum all carpeted areas in building
- Dust all exposed surfaces
- Mop all vinyl/tile flooring
- Elevator Space Shined

TWICE PER YEAR (March & October)

- Deep clean and seal tile floors
- Carpet Cleaning

ANNUALLY (June)

- Wash interior windows
- Window blind washing

AS NEEDED

- Clean light covers when necessary
- Wipe down vending machine
- Clean interior glass when visibly dirty
- Replenish all restroom supplies
- Replenish paper towel receptacles
- Replenish soap dispensers
- Clean trash receptacles
- Keep janitorial closets clean
- Dust ventilation covers

OVERALL RATING:

- Exemplary
- Acceptable
- Needs Attention

COMMENTS: _____

By: _____

Date: _____

Department Facilities Manager

Exhibit B

Janitorial Service Satisfaction Checklist

For Services at:

818 South Main Building 1 Yreka

DAILY (Consistently)

- Vacuum all hallways
- Thoroughly clean and disinfect kitchen
- Thoroughly clean and disinfect restrooms
- Sweep & vacuum entrances
- Thoroughly clean drinking fountains
- Clean all noticeable spots on carpet
- Clean glass entry doors (Inside & Out)
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OVERALL RATING:

- Exemplary
- Acceptable
- Needs Attention

COMMENTS: _____

By: _____

Date: _____

Department Facilities Manager

Exhibit B

Janitorial Service Satisfaction Checklist

For Services at:

818 S Main Street Yreka Building 2

DAILY (Consistently)

- Vacuum all hallways
- Thoroughly clean and disinfect kitchen
- Thoroughly clean and disinfect restrooms
- Sweep & vacuum entrances
- Thoroughly clean drinking fountains
- Clean all noticeable spots on carpet
- Clean glass entry doors (Inside & Out)
- Empty & replace trash liners
- Set building alarm and lock doors

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- Clean trash receptacles
- Keep janitorial closets clean
- Dust ventilation covers

OVERALL RATING:

- Exemplary
- Acceptable
- Needs Attention

COMMENTS: _____

By: _____

Date: _____

Department Facilities Manager

Exhibit B

Janitorial Service Satisfaction Checklist

For Services at:

912 South Main Street, Yreka

DAILY (Consistently)

- Vacuum all hallways
- Thoroughly clean and disinfect kitchen
- Thoroughly clean and disinfect restrooms
- Sweep & vacuum entrances
- Thoroughly clean drinking fountains
- Clean all noticeable spots on carpet
- Clean glass entry doors (Inside & Out)
- Empty & replace trash liners
- Set building alarm and lock doors

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Department Facilities Manager