

**ADAMS COUNTY  
PROFESSIONAL SERVICE AGREEMENT  
FOR BLIGHT VIOLATION SERVICES**

THIS AGREEMENT ("Agreement") is made this 22 day of October 2018, by and between the Adams County Board of County Commissioners, located at 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as the "County," and Grounds Service Company, Inc., located at 481 East 66<sup>th</sup> Avenue, Denver, Colorado 80229, hereinafter referred to as the "Contractor." The County and the Contractor may be collectively referred to herein as the "Parties."

The County and the Contractor, for the consideration herein set forth, agree as follows:

**1. SERVICES OF THE CONTRACTOR:**

- 1.1. All work shall be in accordance with the attached Quote and Specification Documents 2018.525 attached hereto as Exhibit A, and incorporated herein by reference. Should there be any discrepancy between Exhibit A and this Agreement the terms and conditions of this Agreement shall prevail.
- 1.2. Emergency Services: In the event the Adams County Board of County Commissioners declares an emergency, the County may request additional services (of the type described in this Agreement or otherwise within the expertise of the Contractor) to be performed by the Contractor. If the County requests such additional services, the Contractor shall provide such services in a timely fashion given the nature of the emergency, pursuant to the terms of this Agreement. Unless otherwise agreed to in writing by the parties, the Contractor shall bill for such services at the rates provided for in this Agreement.

**2. RESPONSIBILITIES OF THE COUNTY:** The County shall provide information as necessary or requested by the Contractor to enable the Contractor's performance under this Agreement.

**3. TERM:**

- 3.1. Term of Agreement: The Term of this Agreement shall be for one-year from date of agreement execution.
- 3.2. Renewal Option: The County, at its sole option, may offer to renew this Agreement as necessary for up to two, one year renewals providing satisfactory service is given and all terms and conditions of this Agreement have been fulfilled. Such renewals must be mutually agreed upon in writing by the County and the Contractor.

**4. PAYMENT AND FEE SCHEDULE:** The County shall pay the Contractor for services furnished under this Agreement, and the Contractor shall accept as full payment for those services, the not to exceed amount of fifty thousand dollars (\$50,000.00) based on the attached fee schedule.

- 4.1. Payment pursuant to this Agreement, whether in full or in part, is subject to and contingent upon the continuing availability of County funds for the purposes hereof. In the event that funds become unavailable, as determined by the County, the County may immediately terminate this Agreement or amend it accordingly.
5. **INDEPENDENT CONTRACTOR:** In providing services under this Agreement, the Contractor acts as an independent contractor and not as an employee of the County. The Contractor shall be solely and entirely responsible for his/her acts and the acts of his/her employees, agents, servants, and subcontractors during the term and performance of this Agreement. No employee, agent, servant, or subcontractor of the Contractor shall be deemed to be an employee, agent, or servant of the County because of the performance of any services or work under this Agreement. The Contractor, at its expense, shall procure and maintain workers' compensation insurance as required by law. **Pursuant to the Workers' Compensation Act § 8-40-202(2)(b)(IV), C.R.S., as amended, the Contractor understands that it and its employees and servants are not entitled to workers' compensation benefits from the County. The Contractor further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this Agreement.**
6. **NONDISCRIMINATION:**
- 6.1. **The Contractor shall not discriminate against any employee or qualified applicant for employment because of age, race, color, religion, marital status, disability, sex, or national origin. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices provided by the local public agency setting forth the provisions of this nondiscrimination clause. Adams County is an equal opportunity employer.**
- 6.1.1. The Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
7. **INDEMNIFICATION:** The Contractor agrees to indemnify and hold harmless the County, its officers, agents, and employees for, from, and against any and all claims, suits, expenses, damages, or other liabilities, including reasonable attorney fees and court costs, arising out of damage or injury to persons, entities, or property, caused or sustained by any person(s) as a result of the Contractor's performance or failure to perform pursuant to the terms of this Agreement or as a result of any subcontractors' performance or failure to perform pursuant to the terms of this Agreement.
8. **INSURANCE:** The Contractor agrees to maintain insurance of the following types and amounts:

8.1. Commercial General Liability Insurance: to include products liability, completed operations, contractual, broad form property damage and personal injury.

8.1.1. Each Occurrence: \$1,000,000

8.1.2. General Aggregate: \$2,000,000

8.2. Comprehensive Automobile Liability Insurance: to include all motor vehicles owned, hired, leased, or borrowed.

8.2.1. Bodily Injury/Property Damage: \$1,000,000 (each accident)

8.2.2. Personal Injury Protection: Per Colorado Statutes

8.3. Workers' Compensation Insurance: Per Colorado Statutes

8.4. Professional Liability Insurance: to include coverage for damages or claims for damages arising out of the rendering, or failure to render, any professional services, as applicable.

8.4.1. Each Occurrence: \$1,000,000

8.4.2. This insurance requirement applies only to the Contractors who are performing services under this Agreement as professionals licensed under the laws of the State of Colorado, such as physicians, lawyers, engineers, nurses, mental health providers, and any other licensed professionals.

8.5. Adams County as "Additional Insured": The Contractor's commercial general liability, and comprehensive automobile liability, insurance policies and/or certificates of insurance shall be issued to include Adams County as an "additional insured" and shall include the following provisions:

8.5.1. Underwriters shall have no right of recovery or subrogation against the County, it being the intent of the parties that the insurance policies so affected shall protect both parties and be primary coverage for any and all losses resulting from the actions or negligence of the Contractor.

8.5.2. The insurance companies issuing the policy or policies shall have no recourse against the County for payment of any premiums due or for any assessments under any form of any policy.

8.5.3. Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of the Contractor.

8.6. Licensed Insurers: All insurers of the Contractor must be licensed or approved to do business in the State of Colorado. Upon failure of the Contractor to furnish, deliver and/or maintain such insurance as provided herein, this Agreement, at the election of the County, may be immediately declared

suspended, discontinued, or terminated. Failure of the Contractor in obtaining and/or maintaining any required insurance shall not relieve the Contractor from any liability under this Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Contractor concerning indemnification.

- 8.7. Endorsement: Each insurance policy herein required shall be endorsed to state that coverage shall not be suspended, voided, or canceled without thirty (30) days prior written notice by certified mail, return receipt requested, to the County.
- 8.8. Proof of Insurance: At any time during the term of this Agreement, the County may require the Contractor to provide proof of the insurance coverage or policies required under this Agreement.

## **9. DAMAGES ARISING FROM BREACH OF PERFORMANCE OBLIGATIONS**

- 9.1. Notwithstanding anything else set forth in this Agreement, if Contractor fails to comply with all terms of this contract, including but not limited to, its obligation to perform its work in a workmanlike manner in accordance with all codes, plans, specifications and industry standards, Contractor shall be liable to County for all damages arising from the breach, including but not limited to, all attorney fees, costs and other damages.

## **10. WARRANTY:**

- 10.1. The Contractor warrants and guarantees to the County that all work, equipment, and materials furnished under the Agreement are free from defects in workmanship and materials for a period of one year after final acceptance by the County. The Contractor further warrants and guarantees that the plans and specifications incorporated herein are free of fault and defect sufficient for Contractor to warrant the finished product after completion date. Should the Contractor fail to proceed promptly in accordance with this guarantee, the County may have such work performed at the expense of the Contractor. This section does not relieve the Contractor from liability for defects that become known after one year.

## **11. TERMINATION:**

- 11.1. For Cause: If, through any cause, the Contractor fails to fulfill its obligations under this Agreement in a timely and proper manner, or if the Contractor violates any of the covenants, conditions, or stipulations of this Agreement, the County shall thereupon have the right to immediately terminate this Agreement, upon giving written notice to the Contractor of such termination and specifying the effective date thereof.
- 11.2. For Convenience: The County may terminate this Agreement at any time by giving written notice as specified herein to the other party, which notice shall be given at least thirty (30) days prior to the effective date of the termination. If this



Agreement is terminated by the County, the Contractor will be paid an amount that bears the same ratio to the total compensation as the services actually performed bear to the total services the Contractor was to perform under this Agreement, less payments previously made to the Contractor under this Agreement.

## **12. MUTUAL UNDERSTANDINGS:**

- 12.1. Jurisdiction and Venue: The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Agreement. The parties agree that jurisdiction and venue for any disputes arising under this Agreement shall be with Adams County, Colorado.
- 12.2. Compliance with Laws: During the performance of this Agreement, the Contractor agrees to strictly adhere to all applicable federal, state, and local laws, rules and regulations, including all licensing and permit requirements. The parties hereto aver that they are familiar with § 18-8-301, et seq., C.R.S. (Bribery and Corrupt Influences), as amended, and § 18-8-401, et seq., C.R.S. (Abuse of Public Office), as amended, , the Clean Air Act (42 U.S.C. 7401-7671q), and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended, and that no violation of such provisions are present. The Contractor warrants that it is in compliance with the residency requirements in §§ 8-17.5-101, et seq., C.R.S. Without limiting the generality of the foregoing, the Contractor expressly agrees to comply with the privacy and security requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA).
- 12.3. OSHA: The Contractor shall comply with the requirements of the Occupational Safety and Health Act (OSHA) and shall review and comply with the County's safety regulations while on any County property. Failure to comply with any applicable federal, state or local law, rule, or regulation shall give the County the right to terminate this agreement for cause.
- 12.4. Record Retention: The Contractor shall maintain records and documentation of the services provided under this Agreement, including fiscal records, and shall retain the records for a period of three (3) years from the date this Agreement is terminated. Said records and documents shall be subject at all reasonable times to inspection, review, or audit by authorized Federal, State, or County personnel.
- 12.5. Assignability: Neither this Agreement, nor any rights hereunder, in whole or in part, shall be assignable or otherwise transferable by the Contractor without the prior written consent of the County.
- 12.6. Waiver: Waiver of strict performance or the breach of any provision of this Agreement shall not be deemed a waiver, nor shall it prejudice the waiving party's right to require strict performance of the same provision, or any other provision in the future, unless such waiver has rendered future performance commercially impossible.

12.7. Force Majeure: Neither party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, fires, floods, earthquakes, or other acts of God.

12.8. Notice: Any notices given under this Agreement are deemed to have been received and to be effective:

1) Three (3) days after the same shall have been mailed by certified mail, return receipt requested;

2) Immediately upon hand delivery; or

3) Immediately upon receipt of confirmation that an E-mail was received. For the purposes of this Agreement, any and all notices shall be addressed to the contacts listed below:

Department: Adams County (department name)  
Contact: Eric Guenther  
Address: 4430 South Adams County Parkway  
City, State, Zip: Brighton, Colorado 80601  
Phone: 720.523.6856  
E-mail: Eguenther@adcogov.org

Department: Adams County Purchasing  
Contact: Shawn Hartmann  
Address: 4430 South Adams County Parkway  
City, State, Zip: Brighton, Colorado 80601  
Phone: 720.523.6279  
E-mail: Shartmann@adcogov.org

Department: Adams County Attorney's Office  
Address: 4430 South Adams County Parkway  
City, State, Zip: Brighton, Colorado 80601  
Phone: 720.523.6116

Contractor: Grounds Service Company, Inc.  
Contact: Randy L. Dzaman  
Address: 481 East 66<sup>th</sup> Avenue  
City, State, Zip: Denver, Colorado 80229  
Phone: 303.455.5566  
E-mail: Randy@groundsvco.com

12.9. Integration of Understanding: This Agreement contains the entire understanding of the parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by the parties hereto.

- 12.10. Severability: If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in effect, unless otherwise terminated in accordance with the terms contained herein.
- 12.11. Authorization: Each party represents and warrants that it has the power and ability to enter into this Agreement, to grant the rights granted herein, and to perform the duties and obligations herein described.
- 12.12. Confidentiality: All documentation related to this Agreement will become the property of Adams County. All documentation maintained or kept by Adams County shall be subject to the Colorado Open Records Act, C.R.S. 24-72-201 *et seq.* ("CORA"). The County does not guarantee the confidentiality of any records.

### **13. AMENDMENTS, CHANGE ORDERS OR EXTENSIONS:**

- 13.1. Amendments or Change Orders: The County may, from time to time, require changes in the scope of the services of the Contractor to be performed herein including, but not limited to, additional instructions, additional work, and the omission of work previously ordered. The Contractor shall be compensated for all authorized changes in services, pursuant to the applicable provision in the Solicitation, or, if no provision exists, pursuant to the terms of the Amendment or Change Order.
- 13.2. Extensions: The County may, upon mutual written agreement by the parties, extend the time of completion of services to be performed by the Contractor.

### **14. COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ. AS AMENDED 5/13/08:** Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, *et seq.*, as amended May 13, 2008, the Contractor shall meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:

- 14.1. The Contractor shall certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program) or the Department Program (the employment verification program established by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)) on the attached certification.
- 14.2. The Contractor shall not knowingly employ or contract with an illegal alien to perform work under this public contract for services.
- 14.3. The Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this public contract for services.

- 14.4. At the time of signing this public contract for services, the Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or the Department Program.
- 14.5. The Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.
- 14.6. If the Contractor obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with an illegal alien, the Contractor shall: notify the subcontractor and the County within three (3) days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
- 14.7. Contractor shall comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).
- 14.8. If Contractor violates this Section, of this Agreement, the County may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the County.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY



IN WITNESS WHEREOF, the Parties have caused their names to be affixed hereto:

County Manager

  
Raymond H. Gonzales

10.22.2018  
Date

Grounds Service Company, Inc.

  
Signature


10/10/18  
Date

Christian Kutas  
Printed Name

Operations Manager  
Title

Attest:

Stan Martin, Clerk and Recorder

  
Deputy Clerk

Approved as to Form:

  
Adams County Attorney's Office

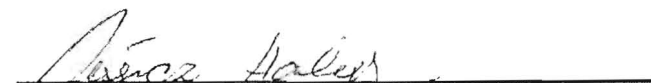
NOTARIZATION OF CONTRACTOR'S SIGNATURE:

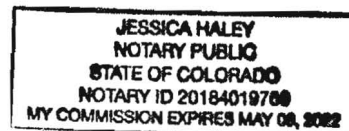
COUNTY OF ADAMS

STATE OF COLORADO )SS.

Signed and sworn to before me this 10TH day of OCTOBER, 2018,

by Christian Kutas

  
Notary Public



My commission expires on: MAY 08, 2022

## CONTRACTOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et seq.*, as amended 5/13/08, as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

### CONTRACTOR:

Grounds Service Company 10/10/18  
Company Name Date

[Signature]  
Signature

Christian Kotas  
Name (Print or Type)

Operations Manager  
Title

Note: Registration for the E-Verify Program can be completed at:  
<https://www.vis-dhs.com/employerregistration>.

It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering

COMPANY NAME: Grounds Service Company

BLIGHT VIOLATION ABATEMENT SERVICES			
Labor Rates per person for mowing, trimming, and trash removal - 1 hour minimum and then 15 minute increments	Qty	Price	Price for Federally-funded projects (Davis-Bacon wages)
Foreman or Supervisor		\$ 45	\$ 45
Crewman or Laborer or Operator		\$ 40	\$ 40
Trash Removal Services & Dump Fees	Qty	Price	
Price per cubic yard		\$ 15	
Passenger tires no rim		\$ 3	
Passenger tires with rim		\$ 5	
Light truck tires no rim		\$ 4	
Light truck tires with rim		\$ 6	
Large tires no rim		\$ 5	
Large tires with rim		\$ 7	
Batteries		\$ 4	
Appliances		\$ 7	
Furniture		\$ 7	
Dumpster fees		\$ Price + 20%	
Disposal fees		\$ Price + 20%	
Equipment Rental	Qty	Price	
Tractor with front bucket		\$ 35	
Tractor with mowing deck		\$ 35	
String trimmer for trimming		\$ 6	
Riding or walk behind mower		\$ 12	
5 cu. yard dump truck for hauling		\$ 35	
Skid steer front end loader		\$ 45	
Pressure washer for graffiti removal		\$ 50	
Dump Trailer 16 yds		35	
Minimum Service Charge		\$ 150	
Minimum Charge if Unable to Perform Service for the County		\$ 75	
Board Up Services		\$ 45/hr + Materials + 20%	
Fencing Services		\$ 45/hr + Materials + 20%	

**Request for Quote  
2018.525**

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**Blight Violation Services**

**Quote Due Date: August 24, 2018  
Time: 2:00 PM**

**Physical Deliveries: Adams County Government Center  
4430 South Adams County Parkway  
4<sup>th</sup> Floor, C4000A  
Brighton, CO 80601**

**Electronic: Shawn Hartmann  
Contract Specialist II  
720.523.6279  
[Shartmann@adcogov.org](mailto:Shartmann@adcogov.org)**



Adams County Board of Commissioners by and through its Purchasing Division of the Finance Department is accepting bids for Blight Violation Services.

1. Upon inspection of a blight violation, Adams County Neighborhood Services Department will send a notice of violation to the property owner. If the property is not in compliance, then Neighborhood Services will contact the vendor for the following types of services:
  - 1.1. Weed mowing
  - 1.2. Brush and trimming removal from the property
  - 1.3. Debris and litter removal
  - 1.4. Fence repair and/or removal
  - 1.5. Tire removal (with or without rims)
2. Upon inspection of building code violation, Adams County Development Services will send notice of violation to the property owner. If the property is not in compliance, then Development Services will contact the vendor for the following types of services:
  - 2.1. Board up of abandoned buildings to include any broken windows and doors in order to secure a damaged or vacated building.
  - 2.2. Fencing of properties to safeguard entry because of other dangerous\hazardous issues such as open holes, abandoned foundations, fire damaged properties, etc.
3. Turnaround time for completion of the work shall be no greater than forty-eight (48) hours, excluding weekends and holidays. The Contractor will be notified to begin work via email by an authorized Adams County Code Compliance Officer.
4. Work shall not start until a Code Compliance Officer is on site. The Code Compliance Officer will take before and after photographs of the property. The Officer will remain on site for the majority of the work to verify the number of hours the Contractor was on site to complete the cleanup.
5. The Officer is required to be on site at the beginning and completion of the abatement. If the Contractor does not bring all the proper equipment, or needs to leave the property and return for similar reasons, the County will not pay the Contractor for that period of time. This will include time lost due to equipment malfunctions.
6. Removal services will be performed Monday-Friday, 8:30 a.m. – 4:00 p.m.
7. The majority of Blight Violation services will be needed from April through October each year.
8. The Contractor shall take appropriate care in performing this work. Any unreasonable damage caused by the Contractor while performing this work, shall be repaired to its original state or better condition.
9. The Contractor must submit one invoice per property, which must be itemized and include both 30 minute and hourly breakdowns for all personnel. Invoices for fees paid at the landfill for debris and litter removed from a property must be included with the property invoice submitted by the Contractor.
10. The Contractor shall submit invoices for work completed within 10 days from the date of abatement.



11. Cancellations: Adams County reserves the right to cancel previously scheduled work up to 4:30 p.m. the day before. If the Contractor is not notified that the services are not required by 4:30 p.m. the day before, Adams County will pay no more than fifty dollars \$50.00 to compensate the Contractor's lost time.

Emergency Services: In the event the Adams County Board of County Commissioners declares an emergency, the County may request additional services (of the type described in this Agreement or otherwise within the expertise of Contractor) to be performed by the Contractor. If Adams County requests such additional services, Contractor shall provide such services in a timely fashion given the nature of the emergency, pursuant to the terms of this Agreement. Unless otherwise agreed to in writing by the parties, Contractor shall bill for such services at the same rates provided for in this Agreement.

COMPANY NAME: \_\_\_\_\_

BLIGHT VIOLATION ABATEMENT SERVICES			
Labor Rates per person for mowing, trimming, and trash removal - 1 hour minimum and then 15 minute increments	Qty	Price	Price for Federally-funded projects (Davis-Bacon wages)
Foreman or Supervisor		\$	\$
Crewman or Laborer or Operator		\$	\$
Trash Removal Services & Dump Fees	Qty	Price	
Price per cubic yard		\$	
Passenger tires no rim		\$	
Passenger tires with rim		\$	
Light truck tires no rim		\$	
Light truck tires with rim		\$	
Large tires no rim		\$	
Large tires with rim		\$	
Batteries		\$	
Appliances		\$	
Furniture		\$	
Dumpster fees		\$	
Disposal fees		\$	
Equipment Rental	Qty	Price	
Tractor with front bucket		\$	
Tractor with mowing deck		\$	
String trimmer for trimming		\$	
Riding or walk behind mower		\$	
5 cu. yard dump truck for hauling		\$	
Skid steer front end loader		\$	
Pressure washer for graffiti removal		\$	
Minimum Service Charge		\$	
Minimum Charge if Unable to Perform Service for the County		\$	
Board Up Services		\$	
Fencing Services		\$	

NUMBER OF STAFF: \_\_\_\_\_

YEARS OF EXPERIENCE: \_\_\_\_\_

PLEASE ATTACH A LIST OF EQUIPMENT AVAILABLE TO COMPLETE THE WORK