

**AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES FOR
LANDSCAPE AND GENERAL OUTSIDE MAINTENANCE SERVICES FOR
SOUTH-WEST QUADRANT PARKWAYS AND MEDIANS (RFP 2534)**

STAY GREEN INC.

On this _____ day of _____, _____ (“Effective Date”), the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and STAY GREEN INC., 7122 Mission Boulevard, Riverside, California 92509, State Contractor’s License No. 346620 (“Contractor”), mutually agree as follows:

1. Scope of Services. Contractor shall furnish all labor, materials, and equipment for and perform the work of Landscape Maintenance Services for Landscape and General Outside Maintenance Services for South-West Quadrant Parkways and Medians (“the Services”). Contractor shall perform the Services in accordance with the provisions and requirements of the following Contract Documents: City of Riverside Public Works Department Request for Proposals for Landscape and General Outside Maintenance Services for South-West Quadrant Parkways and Medians (“**RFP No. 2534**”), the General Conditions and Technical Specifications contained therein, this Agreement and all other documents, maps, texts and items referred to in the foregoing documents. These Contract Documents are incorporated herein by this reference and are intended to be correlative and constitute Contractor’s performance obligations. The specific terms and conditions of this Agreement shall control and have precedence over any contradictory or inconsistent terms and conditions included in the other Contract Documents and shall be controlling in questions of interpretation.

2. Term. The term of the Agreement shall be from July 1, 2026, through June 30, 2029, unless earlier terminated as provided herein. The term may be extended by mutual consent of the parties for additional two (2) one (1)-year renewals. All such extensions/amendments shall be made in writing and approved by the parties.

3. Compensation. City shall pay Contractor for the performance of the Services during the initial term of this Agreement a Contract Price of not to exceed One Million One Hundred Thousand Nine Hundred Seventy-Eight Dollars and Fifty-Eight Cents (\$1,100,978.58). City shall pay Contractor for Services performed to City’s satisfaction on a monthly basis in accordance with the provisions of the RFP, and the Compensation Schedule attached hereto as Exhibit “A” and incorporated herein by this reference. If the term of the Agreement is extended, Contractor’s compensation for the extended term shall be mutually agreed upon in writing by the parties.

4. Extra Material. Contractor shall not be compensated for any extra materials used or time expended over and above the Contract Price, unless prior written approval for the same has been granted by City. In addition, Contractor shall only be compensated for services actually rendered.

5. Warranties. Contractor shall obtain in the name of City, or transfer or assign to City or City’s designee, any and all warranties or guarantees which Contractor obtained from manufacturers or suppliers and further agrees to perform the Work in such a manner so as to preserve any and all such warranties.

6. General Compliance with Laws. Contractor shall keep fully informed of federal, state, and local laws and ordinances and regulations which in any manner affect those employed by Contractor, or in any way affect the performance of Services by Contractor, pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws, ordinances, and regulations, and shall be solely responsible for any failure to comply with all applicable laws, ordinances, and regulations.

7. Business Tax and Penalties. Contractor acknowledges and agrees that with respect to any business tax or penalties thereon, utility charges, invoiced fee or other debt which is owed, or which becomes owed, by Contractor to City, City reserves the right to withhold and offset said amounts from any payments, refunds, or reimbursements owed by City to Contractor under the Agreement. Notice of such withholding and offset shall promptly be given to Contractor by City in writing. In the event of a dispute as to the amount owed or whether such amount is owed to City, City will hold such disputed amount until either the appropriate appeal process has been completed or until the dispute has been resolved.

8. Business License. As a condition of this Agreement, Contractor shall secure a business license to operate in the City of Riverside and shall also secure any other licenses or permits which may be required.

9. Workers' Compensation Insurance. By executing this Agreement, Contractor certifies that Contractor is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation or to undertake self-insurance before commencing any of the work. Contractor shall carry the insurance or provide for self-insurance required by California law to protect said Contractor from claims under the Workers' Compensation Act. Policy shall be endorsed to waive any right of subrogation against the City and its subcontractors, employees, officers, agents, and directors for work performed under this Agreement.

Prior to City's execution of this Agreement, Contractor shall file with City either: (1) a certificate of insurance or self-insurance evidencing that such insurance is in effect, or that Contractor is self-insured for such coverage; or (2) a certified statement that Contractor has no employees, and acknowledging that if Contractor does employ any person, the necessary certificate of insurance will immediately be filed with City. Any certificate filed with the City shall provide that City shall be given ten (10) days' prior written notice before modification or cancellation thereof.

Contractor's workers' compensation carrier shall be authorized to transact insurance business in the State of California with a policy holder's rating of "A" or higher and a Financial Class VII or larger.

10. Commercial General Liability and Automobile Liability Insurance. Prior to City's execution of this Agreement, Contractor shall secure, and shall thereafter maintain until completion of the Agreement, such commercial general and automobile liability insurance as shall protect Contractor from claims for damages for personal injury, including accidental death, as well

as from claims for property damage which may arise from or which may concern operations under this Agreement, whether such operations be by or on behalf of Contractor, any subcontractor or anyone directly or indirectly employed by, connected with, or acting for or on behalf of any of them.

All liability insurance shall be issued by an insurance company or companies authorized to transact liability insurance business in the State of California with a policy holder's rating of "A" or higher and a Financial Class of VII or larger and shall cover commercial general and automobile liability for both bodily injury (including death) and property damage, including, but not limited to, aggregate products, aggregate operations, aggregate protective, and aggregate contractual with the following minimum limits:

Commercial General	\$1,000,000 per occurrence
	\$2,000,000 aggregate
Automobile	\$1,000,000 per occurrence

Policies or original certificates of insurance along with additional insured endorsement acceptable to City, evidencing the coverage required by this Agreement for both commercial general and automobile liability, shall be filed with City and shall include City as an additional insured. The policy or policies shall be in the usual form of public liability insurance, but shall also include the following provisions:

Solely for Services performed by and on behalf of the named insured for the City of Riverside, it is agreed that the City of Riverside and its officers and employees are added as additional insureds under this policy.

The insurance policy or policies shall also comply with the following provisions:

- a. Policies shall include premises/operations, products completed operations, independent contractors', owners', and contractors' protection, broad form contractual, personal injury with employment exclusion deleted, and broad form property damage.
- b. The policy shall be endorsed to waive any right of subrogation against the City and its subcontractors, employees, officers, agents, and directors for work performed under this Agreement.
- c. If policies are written on a claims-made basis, the certificate should so specify and the policy must continue in force for one year after completion of the project. The retroactive date of the coverage must also be listed.
- d. The policy shall specify that the insurance provided by Contractor will be considered primary and not contributory to any other insurance available to the City of Riverside. Contractor shall provide Form No. CG 20010413 to City.

11. Bonds. Prior to City's execution of this Agreement, Contractor shall furnish City with two completed surety bonds (on bond forms provided by City), one as security for the faithful performance of this Agreement and one as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement. Both bonds shall be in the amount of one hundred percent (100%) of the Contract Price and shall be subscribed by a corporate surety which is authorized to transact surety insurance business in the State of California with a policy holder's rating of "A" or higher and a Financial Class IV or larger. Should any bond or surety become insufficient, Contractor shall furnish City with new bonds within ten (10) days after receiving notice from the City. No payments will be due or paid under this Agreement until any and all bond deficiencies have been remedied. Contractor, by execution of this Agreement, acknowledges that the bonds are not Contract Documents but are separate obligations.

12. Termination. City and Contractor shall have the right to terminate any or all of Contractor's Services and work covered by this Agreement at any time upon thirty (30) calendar days' written notice to Contractor. In the event of such termination, Contractor shall submit Contractor's final written statement of the amount of services provided as of the date of such termination for payment by the City.

Notwithstanding the foregoing, the City may terminate Contractor's performance of this Agreement upon five (5) calendar days' written notice if:

- a. Contractor fails to promptly begin performance of the Services; or
- b. Contractor fails to perform the Services in accordance with the Contract Documents, including conforming to applicable standard set forth therein, or refuses to remove and replace rejected materials or unacceptable work; or
- c. Contractor discontinues performance of the Services; or
- d. Contractor fails to make payment to subcontractors for materials or labor in accordance with applicable law; or
- e. Contractor disregards laws, ordinances, or rules, regulations, or orders of a public authority having jurisdiction; or
- f. Contractor otherwise is guilty of breach of a provision of this Agreement; or
- g. Contractor becomes insolvent, is adjudicated bankrupt, or makes a general assignment for the benefit of creditors and fails to provide City with adequate assurances of Contractor's ability to satisfy its contractual obligations.

A receiver, trustee, or other judicial officer shall not have any right, title, or interest in or to this Agreement. Upon that person's appointment, City has, at its option and sole discretion, the right to immediately cancel the Agreement and declare it null and void.

13. Indemnification. Except as to the sole negligence, or willful misconduct of City, Contractor shall defend, indemnify and hold the City, its officers, and employees, harmless from any and all loss, damage, claim for damage, liability, expense, or cost, including attorneys' fees, which arises out of or is in any way connected with the performance of work under this Agreement by Contractor or any of Contractor's employees, agents, or subcontractors and from all claims by Contractor's employees, subcontractors, and agents for compensation for services rendered to Contractor in the performance of this Agreement, notwithstanding that City may have benefited from their services. This indemnification provision shall apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of Contractor or any of the Contractor's employees, subcontractors, or agents.

The parties expressly agree that any payment, attorneys' fee, costs, or expense City incurs or makes to or on behalf of an injured employee under the City's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this Section, and that this Section shall survive the expiration or early termination of the Agreement.

14. Defense Obligation. Contractor agrees, at its cost and expense, to promptly defend the City and the City's employees, officers, managers, agents, and council members (collectively, the "Parties to be defended") from and against any and all claims, allegations, lawsuits, or other legal proceedings which arise out of, or are related to, or are in any manner connected with: (1) the work, activities operations, or duties of Contractor, or of anyone employed by or working under the Contractor; or (2) any breach of this Agreement by Contractor. This duty to defend shall apply whether or not such claims, allegations, lawsuits, or proceedings have merit or are meritless or, which involve claims or allegations that any of the Parties to be defended were actively, passively, or concurrently negligent, or which otherwise assert that the Parties to be defended are responsible, in whole or in part, for any loss, damage, or injury. Contractor agrees to provide this defense immediately upon written notice from the City, and with well-qualified, adequately insured, and experienced legal counsel acceptable to the City.

15. Non-Discrimination. During Contractor's performance of this Agreement, Contractor shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS), or any condition related thereto, marital status, genetic information, gender, gender identity, gender expression, sex, or sexual orientation, military and veteran status, in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Contractor agrees to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

16. Prevailing Wage. Pursuant to Section 1771 of the California Labor Code, Contractor and all subcontractors are required to pay the general prevailing rates of per diem wages, overtime, and holiday wages as determined by the Director of the Department of Industrial Relations and implemented by Resolution No. 13346 of the City Council of the City of Riverside. The Director's determination of prevailing wage rates is available on-line at www.dir.ca.gov/dlsr/DPreWageDetermination.htm, and is referred to and made a part hereof as though fully set forth herein.

Per Senate Bill 854 (2014), Contactor and subcontractors shall register with the Department of Industrial Relations (DIR) in order to bid and perform public works projects. Contractors and subcontractors on all public works projects shall submit electronic certified payrolls to the Labor Commissioner and City unless excused from this requirement.

Contractor is aware of and stipulates that Contractor will also comply with the following sections of the California Labor Code:

- a. Section 1775 prescribing sanctions for failure to pay prevailing wage rates;
- b. Section 1776 requiring the making, keeping, and disclosing of detailed payroll records and prescribing sanctions for failure to do so;
- c. Section 1777.5 prescribing the terms and conditions for employing registered apprentices;
- d. Section 1810 providing that eight (8) hours of labor shall be a day's work; and
- e. Section 1813 prescribing sanctions for violations of the provisions concerning eight (8)-hour workdays and forty (40)-hour work weeks.
- f. Sections 1725.5 and 1771.1 requiring all general contractors and subcontractors to be registered with DIR. Registration can be accomplished through the DIR website by using this link: <http://www.dir.ca.gov/Public-Works/PublicWorks.html>.

17. Notices. Service of any notices, bills, invoices, or other documents required or permitted under this Agreement shall be sufficient if sent by one party to the other by United States mail, postage prepaid and addressed as follows:

To City:

Public Works Department
City of Riverside
Attn: Dalton Abrams
3900 Main Street
Riverside, CA 92522

To Contractor:

Stay Green Inc.
Attn: Manuel Barrera
7122 Mission Boulevard
Riverside, CA 92509

18. Venue and Attorneys' Fees. Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county. In the event either party hereto shall bring suit to enforce any term of this

Agreement or to recover any damages for and on account of breach of any term or condition of this Agreement, it is mutually agreed all parties shall bear their own attorneys' fees.

19. Independent Contractor. Contractor shall at all times during its performance of the Work retain its status as an independent contractor. Contractor's employees and agents shall under no circumstances be considered or held to be employees or agents of City and City shall have no obligation to pay or withhold state or federal taxes or provide workers' compensation or unemployment insurance for or on behalf of Contractor or its employees and agents.

20. Waiver. No action or failure to act by the City shall constitute a waiver of any right or duty afforded City under this Agreement, nor shall any action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically provided in this Agreement or as may be agreed in writing.

21. Severability. Each provision, term, condition, covenant, and/or restriction, in whole and in part, in this Agreement shall be considered severable. In the event any provision, term, condition, covenant, and/or restriction, in whole and/or in part, in this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant, and/or restriction of this Agreement and the remainder of the Agreement shall continue in full force and effect.

22. Authority. The individuals executing this Agreement and the instruments referenced herein on behalf of Contractor each represent and warrant that they have the legal power, right, and actual authority to bind Contractor to the terms and conditions hereof and thereof.

23. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Agreement by, and neither party is relying on, any representation or warranty outside those expressly set forth in this Agreement.

24. Digital and Counterpart Signatures. Each party to this Agreement intends and agrees to the use of digital signatures that meet the requirements of the California Uniform Electronic Transmissions Act (Civil Code §§ 1633.1, et seq.), California Government Code § 16.5, and California Code of Regulations Title 2 Division 7 Chapter 10, to execute this Agreement. The parties further agree that the digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures for purposes of validity, enforceability, and admissibility. For purposes of this section, a "digital signature" is defined in subdivision (d) of Section 16.5 of the Government Code and is a type of "electronic signature" as defined in subdivision (h) of Section 1633.2 of the Civil Code. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each certified or authenticated electronic copy of an encrypted digital signature shall be deemed a duplicate original, constituting one and the same instrument and shall be binding on the parties hereto.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF RIVERSIDE, a California charter city and municipal corporation

STAY GREEN INC., a California corporation

By: _____
City Manager

By: Chris Angelo
Print Name: Chris Angelo
Title: President / CEO
(Signature of Board Chair, President, or Vice President)

ATTEST:

By: _____
City Clerk

and

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By: Ben DeSantis
Print Name: Ben DeSantis
Title: CFO / EVP Finance
(Signature of Secretary, Assistant Secretary, CFO, Treasurer, or Assistant Treasurer)

By: Julie Nemes
Chief Financial Officer

APPROVED AS TO FORM:

By: Tom A. Tom
Deputy City Attorney

EXHIBIT “A”

COMPENSATION SCHEDULES

(Inserted behind this page)

Cost Proposal

Item #	Description	Quantity	\$ Per Month - Year 1	\$ Per Month - Year 2	\$ Per Month - Year 3
1	Turf Maintenance	All Within Specified Limits	\$245.57	\$252.94	\$260.53
2	Irrigation	All Within Specified Limits	\$5,126.08	\$5,279.87	\$5,438.26
3	Fertilization	All Within Specified Limits All Within Specified Limits	\$245.57	\$252.94	\$260.53
4	Weed Control	All Within Specified Limits	\$245.57	\$252.94	\$260.53
5	Shrub Maintenance	All Within Specified Limits	\$15,225.50	\$15,682.26	\$16,152.73
6	Ground Cover	All Within Specified Limits	\$2,455.73	\$2,529.40	\$2,605.28
7	Vine Maintenance	All Within Specified Limits	\$3,683.59	\$3,794.10	\$3,907.92
8	Tree Care	All Within Specified Limits	\$245.57	\$252.94	\$260.53
9	Disease, Insect, and Pest Control	All Within Specified Limits	\$245.57	\$252.94	\$260.53
10	Plant Material Replacement	All Within Specified Limits	\$245.57	\$252.94	\$260.53
11	Amenities	All Within Specified Limits	\$245.57	\$252.94	\$260.53
12	Litter and Debris	All Within Specified Limits	\$245.57	\$252.94	\$260.53

13	Curb, Gutter, Sidewalk, Tree Well, Curb Ramp, Fixture, Drain and General Maintenance	All Within Specified Limits	\$1,227.86	\$1,264.70	\$1,302.64
Total Per Month – All Items			\$29,683.33	\$30,573.83	\$31,491.05
Total Per Year – All Items (Per Month Amount x 12)			\$356,200.00	\$366,886.00	\$377,892.58

	Additional Items/Extra Work	Year 1	Year 2	Year 3
1	Per Square Foot Cost for Additional Areas	.40	.40	.40
2	Hourly cost for additional labor	43	44.29	45.62
3	Hourly cost for Irrigation Specialist	75	77.25	79.57
4	Hourly cost for additional Supervisor	100	103	106.09
5	Unit cost for 1 gallon plant	15	15.45	15.91
6	Unit cost for 5-gallon plant	50	51.50	53.05
7	Unit cost for 15-gallon plant	125	128.75	132.61
8	Unit cost for flat of groundcover	50	51.50	53.05
9	Unit Cost for 24" box tree	600	618	636.54
10	Hourly crew cost for extraordinary vine removal situations	130	133.90	137.92

WORKERS' COMPENSATION CERTIFICATION

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

DATED: 06/23/26

[NAME OF CONTRACTOR]

By Chris Angela

CORPORATE CERTIFICATE

STATE OF)
) SS:
COUNTY OF)

I, HEREBY, CERTIFY that during a meeting of the Board of Directors of the Stay Green, a corporation existing under the laws of the State of California, held on June 15th, 2026, the following resolution was duly passed and adopted:

“RESOLVED, that Ben DeSantis, as EVP Finance of the Corporation, be and is hereby authorized to execute the Agreement for Stay Green between the City of Riverside and this corporation and that his execution thereof and with the Corporate Seal affixed, shall be the official act and deed of this Corporation.”

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the corporation.

this 29th, day of June, 2026.

Ben DeSantis (Seal)
Secretary