

CITY OF OCEANSIDE

PROFESSIONAL SERVICES AGREEMENT

PROJECT: VISTA COMMUNITY CLINIC-PROJECT REACH LANDES

THIS AGREEMENT, dated July 1, 2026 for identification purposes, is made and entered into by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and VISTA COMMUNITY CLINIC, hereinafter designated as "CONSULTANT."

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. SCOPE OF WORK. The project is more particularly described as follows:

CONSULTANT will operate an after-school program for a minimum of fifty (50) Opportunity youth, in grades 6-12, at the John Landes Community Center, located at 2855 Cedar Road in Oceanside, from July 1, 2026 through June 30, 2027 as described in the Scope of Work attached hereto and incorporated herein as Attachment A;

CONSULTANT will conduct outreach to recruit new students through school contacts, school publications, peer referrals, and the John Landes Community Center;

CONSULTANT will collect enrollment paperwork from 100% of enrolled students and their parents;

CONSULTANT will facilitate workshops for enrolled youth on such topics as: healthy lifestyles/drug prevention, employment readiness, and financial literacy;

CONSULTANT will offer community service activities to enrolled youth, including: local college tours, community clean-ups, cultural events, and museums;

CONSULTANT will create opportunities for enrolled youth to attend at least one community-based activity such as: City Council meetings; REACH Open Houses; community meetings;

CONSULTANT will submit monthly invoices for authorized grant expenses to the Grant Coordinator with supporting documentation for any expenses claimed by the 15th of the following month;

CONSULTANT will submit a quarterly report to the Grant Coordinator with information about the participants including: number of youth attending; demographics (age, race/ethnicity, income levels, etc.); projects/activities/field trips; surveys/testimonials; partner referrals, and any successes or barriers to program implementation, due no later than the 15th of following month;

CONSULTANT and its participants agree to participate in all Youth Services evaluation requirements and activities;

CONSULTANT will attend monthly OCSP meetings;

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2. **INDEPENDENT CONTRACTOR.** CONSULTANT'S relationship to the CITY shall be that of an independent contractor. CONSULTANT shall have no authority, express or implied, to act on behalf of the CITY as an agent, or to bind the CITY to any obligation whatsoever, unless specifically authorized in writing by the CITY. CONSULTANT shall be solely responsible for the performance of its employees, agents, and subcontractors under this Agreement, including the training of each employee regarding the rights and responsibilities of an employer and employee for any potential discrimination or harassment claim under state or federal law. CONSULTANT shall report to the CITY any and all employees, agents, and consultants performing work in connection with this project, and all shall be subject to the approval of the CITY.
3. **WORKERS' COMPENSATION.** Pursuant to Labor Code section 1861, the CONSULTANT hereby certifies that the CONSULTANT is 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 the CONSULTANT will comply with such provisions, and provide certification of such compliance as a part of this Agreement.
4. **LIABILITY INSURANCE.**
- 4.1. CONSULTANT shall, throughout the duration of this Agreement maintain comprehensive general liability and property damage insurance, or commercial general liability insurance, covering all operations of CONSULTANT, its agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.
- 4.2 CONSULTANT shall maintain liability insurance in the following minimum limits:

Comprehensive General Liability Insurance
(bodily injury and property damage)

Combined Single Limit Per Occurrence	\$ 2,000,000
General Aggregate	\$ 4,000,000*

Commercial General Liability Insurance
(bodily injury and property damage)

General limit per occurrence	\$ 2,000,000
General limit project specific aggregate	\$ 4,000,000

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Automobile Liability Insurance

\$ 2,000,000

*General aggregate per year, or part thereof, with respect to losses or other acts or omissions of CONSULTANT under this Agreement.

CONSULTANT is required to carry Sexual Misconduct coverage on their general liability insurance when working with youth under the age of eighteen (18)

- 4.3** If coverage is provided through a Commercial General Liability Insurance policy, a minimum of 50% of each of the aggregate limits shall remain available at all times. If over 50% of any aggregate limit has been paid or reserved, the CITY may require additional coverage to be purchased by the CONSULTANT to restore the required limits. The CONSULTANT shall also notify the CITY promptly of all losses or claims over \$25,000 resulting from work performed under this contract, or any loss or claim against the CONSULTANT resulting from any of the CONSULTANT'S work.
- 4.4** All insurance companies affording coverage to the CONSULTANT for the purposes of this Section shall add the City of Oceanside as "additional insured" under the designated insurance policy for all work performed under this agreement. Insurance coverage provided to the City as additional insured shall be primary insurance and other insurance maintained by the City of Oceanside, its officers, agents, and employees shall be excess only and not contributing with insurance provided pursuant to this Section.
- 4.5** All insurance companies affording coverage to the CONSULTANT pursuant to this agreement shall be insurance organizations admitted by the Insurance Commissioner of the State of California to transact business of insurance in the state or be rated as A-X or higher by A.M. Best.
- 4.6** CONSULTANT shall provide thirty (30) days written notice to the CITY should any policy required by this Agreement be cancelled before the expiration date. For the purposes of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.
- 4.7** CONSULTANT shall provide evidence of compliance with the insurance requirements listed above by providing, at minimum, a Certificate of Insurance and applicable endorsements, in a form satisfactory to the City Attorney, concurrently with the submittal of this Agreement.
- 4.8** CONSULTANT shall provide a substitute Certificate of Insurance no later than thirty (30) days prior to the policy expiration date. Failure by the CONSULTANT to provide such a substitution and extend the policy expiration date shall be

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considered a default by CONSULTANT and may subject the CONSULTANT to a suspension or termination of work under the Agreement.

- 4.9 Maintenance of insurance by the CONSULTANT as specified in this Agreement shall in no way be interpreted as relieving the CONSULTANT of any responsibility whatsoever and the CONSULTANT may carry, at its own expense, such additional insurance as it deems necessary.

CONSULTANT shall provide evidence of compliance with these insurance requirements by providing a Certificate of Insurance.

5. **CONSULTANT'S INDEMNIFICATION OF CITY.** To the greatest extent allowed by law, CONSULTANT shall indemnify and hold harmless the CITY and its officers, agents and employees against all claims for damages to persons or property arising out of CONSULTANT's work, including the negligent acts, errors or omissions or wrongful acts or conduct of the CONSULTANT, or its employees, agents, subcontractors, or others in connection with the execution of the work covered by this Agreement, except for those claims arising from the willful misconduct, sole negligence or active negligence of the CITY, its officers, agents, or employees. CONSULTANT'S indemnification shall include any and all costs, expenses, attorneys' fees, expert fees and liability assessed against or incurred by the CITY, its officers, agents, or employees in defending against such claims or lawsuits, whether the same proceed to judgment or not. Further, CONSULTANT at its own expense shall, upon written request by the CITY, defend any such suit or action brought against the CITY, its officers, agents, or employees resulting or arising from the conduct, tortious acts or omissions of the CONSULTANT.

CONSULTANT'S indemnification of CITY shall not be limited by any prior or subsequent declaration by the CONSULTANT.

6. **COMPENSATION.** CONSULTANT'S compensation for all work performed in accordance with this Agreement, shall not exceed the total contract price of One-Hundred-Fifty-Thousand Dollars (\$150,000) as described in the program budget attached hereto and incorporated herein as Attachment B. CONSULTANT agrees to submit all invoices for payment no later than the fifteenth (15th) of the following month.

No work shall be performed by CONSULTANT in excess of the total contract price without prior written approval of the CITY. CONSULTANT shall obtain approval by the CITY prior to performing any work that results in incidental expenses to CITY.

7. **TIMING REQUIREMENTS.** Time is of the essence in the performance of work

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under this Agreement and the timing requirements shall be strictly adhered to unless otherwise modified in writing. All work shall be completed in every detail to the satisfaction of the CITY by June 30, 2027. All final reports shall be submitted no later than thirty (30) days after end of term or July 30, 2027.

8. **ENTIRE AGREEMENT.** This Agreement comprises the entire integrated understanding between CITY and CONSULTANT concerning the work to be performed for this project and supersedes all prior negotiations, representations, or agreements.
9. **INTERPRETATION OF THE AGREEMENT.** The interpretation, validity and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. The Agreement does not limit any other rights or remedies available to CITY.

The CONSULTANT shall be responsible for complying with all local, state, and federal laws whether or not said laws are expressly stated or referred to herein.

Should any provision herein be found or deemed to be invalid, the Agreement shall be construed as not containing such provision, and all other provisions, which are otherwise lawful, shall remain in full force and effect, and to this end the provisions of this Agreement are severable.

10. **AGREEMENT MODIFICATION.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto.

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- 11. TERMINATION OF AGREEMENT.** Either party may terminate this Agreement by providing thirty (30) days' written notice to the other party. If any portion of the work is terminated or abandoned by the CITY, then the CITY shall pay CONSULTANT for any work completed up to and including the date of termination or abandonment of this Agreement. The CITY shall be required to compensate CONSULTANT only for work performed in accordance with the Agreement up to and including the date of termination.

- 12. SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Professional Services Agreement to be executed by setting hereunto their signatures on the dates set forth below.

VISTA COMMUNITY CLINIC

CITY OF OCEANSIDE

By: _____
Fernando Sañudo/CEO

By: _____
Jonathan Borrego/City Manager

By: _____
Name/Title

APPROVED AS TO FORM:

Employer ID No.

City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.

SCOPE OF WORK

Organization: Vista Community Clinic

Program: Project REACH John Landes Community Center

Primary Contact: Lisa Archibald

Funding Source: Measure X

Contract Term: July 1, 2026-June 30, 2027

Narrative:

During the 2026-27 program year, Landes REACH will serve a minimum of 50 Tri-City area youth. The population of this community is 75% people of color, predominantly Latina/o, and roughly 67% of students are eligible for free/reduced price school meals. Forty-eight percent of Landes REACH participants are female, 52% are male, and a majority are of middle-school age. Oceanside low-income youth face multiple stressors such as housing instability, food insecurity, and exposure to gang-related violence. These young people often have a parental history of incarceration, addiction, or mental illness, and a personal history of physical or sexual abuse. These life stressors and adverse childhood experiences impact mental well-being, and youth without effective coping skills experience mental health declines and suicidal tendencies. Latina/o youth are at significant risk for mental health issues, given the disparities they experience in access to treatment, coupled with the cultural conditions they face related to expectations of strength and self-reliance. Without open dialogue with trusted adults, youth often suffer in silence or turn to unhealthy coping behaviors, including alcohol and/or substance use or gang affiliation.

The Program:

Project REACH is a free, after-school program that operates year-round for 20-25 hours per week. Youth may enroll with their parents' consent at any time during the year, with approximately 60% of youth who will participate in a given year enrolling by Labor Day. Youth are welcome to participate as much or as little as they like. Attendance is logged daily, and youth typically attend 3-4 times a week. The Landes REACH site occupies space within the John Landes Community Center and has space for about 20 youth at a time. If the courtyard is available, a larger number of participants can be accommodated. While on-site, youth participate in a host of activities designed to promote social connectedness and prevent unhealthy coping behaviors (e.g., drinking, drug use, gang involvement, and pregnancy). Staff use evidence-informed curricula, including Safe Dates, Prevention Plus Wellness, Unleashing Potential, and Guiding Good Choices, which have been modified by staff to reflect the cultural diversity and language abilities of participants. Parents are invited to attend workshops on preventing teen drug use and improving teen – parent communication skills

The goal of Project REACH is to provide youth who are at risk for poor academic, socioemotional, and life outcomes with the support they need to achieve academically, to experience good mental health, to build self-esteem through achievement, to engage with their community, and to plan for the next steps in their lives, so that they are ready to graduate from high school and engage in additional education or the world of work. Sub-goals include a reduction in school dropout rates, teen pregnancy, drug use, and gang involvement.

Landes REACH serves students primarily from Rancho Buena Vista High School and Madison Middle School, and local charter schools, including Coastal Academy. These are the feeder schools for the youth in this neighborhood, though many of them have Oceanside addresses. This is the nature of the neighborhood, as Oceanside and Vista boundaries intersect in this neighborhood. Over 50% of the youth enrolled at the Landes REACH program have Oceanside addresses. Project REACH aims to engage those Oceanside youth with the greatest need and provide them with the life, health/wellbeing, and employment skills needed to navigate challenges, make positive choices, and build self-esteem. Youth who gravitate toward REACH often lack quality time with warm and trusted adults. Many REACH youth are credit-deficient, behind in their studies, and typically have lower GPA scores than their peers. Many take English Language Development classes at school.

Staff deploys multiple outreach strategies to successfully recruit students, including posting notices about REACH in school publications and in visible areas of the schools; working with school staff to refer students to REACH; encouraging existing participants to recruit their peers to the program; and networking with City of Oceanside departments co-located in the John Landes Community Center to promote REACH to teens and their families. In addition, REACH staff provide their contact information to school personnel to facilitate referrals of potential REACH participants. Staff then contacts parents to describe the program's benefits and arrange to meet parents in person to submit enrollment paperwork.

Goal/Metrics

With support from the Youth Development Program Manager, the Program Supervisor is responsible for setting up a tracking database that captures program engagement, and for creating an online folder to hold scanned copies of youths' feedback regarding their program experiences. Requests by youths to keep their written input private will be honored; any copies will omit participants' names.

VCC will participate in all Oceanside Community Safety Partnership meetings and in any evaluation process that the City of Oceanside may develop or contract for. VCC will submit program and financial reports as per the required schedule, including annual reports.

The Oceanside Unified School District (OUSD) is a prime REACH partner. Communication and support from OUSD personnel at the school and district levels are critical to the success of REACH. VCC's many collaborative projects with OUSD are outlined in the attached MoU. In addition, VCC's Landes REACH will collaborate with the Libby Lake REACH program to promote tolerance and friendships between youth from other (rival) neighborhoods. Other relevant partners include neighboring Vista Unified School District, Oceanside Neighborhood Policing Teams, Sunnystreet Outreach, MadStrange, Native Pathways, Oceanside Library, Berry Good Foods, and Carpe DIEM.

City of Oceanside -Vista Community Clinic

Program Budget

Agency: Vista Community Clinic

Program: Project REACH Landes

Contract Period: July 1, 2026 through June 30, 2027

Measure X Program Award

Contract Budget

Budget Line Item

Operations

Project REACH Libby Landes \$ 150,000.00

Total: \$ 150,000.00

*A detailed budget will be provided before 7/1/2026

