

AGREEMENT FOR PROFESSIONAL CONSTRUCTION SERVICES

Substation Relay Panels and Equipment

This Agreement is entered into as of this _____ day of _____, 2020, by and between the City of Green Cove Springs, Florida, a municipal corporation under the laws of the State of Florida whose address is: 321 Walnut Street, Green Cove Springs, Florida, 32043, hereinafter referred to as "CITY" and Keystone Electrical Manufacturing Company, whose address is: 2511 Bell Avenue, Des Moines, IA 50321, hereinafter referred to as "CONTRACTOR."

WITNESSETH

WHEREAS, the CITY requires a qualified firm to construct and deliver to site(s) four (4) panels with accessories/spare parts and (16) RTU cabinet, FOB to Green Cove Springs and

WHEREAS, the CITY solicited a proposal for services LC 2020-18;

WHEREAS, the CONTRACTOR submitted a proposal to provide said services and has represented to the CITY that it is qualified and desires to perform said services in accordance with the terms and conditions contained herein, and all applicable laws and professional standards.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1.0 TERM

- 1.1 This Agreement is to become effective upon execution by both parties and shall remain in effect until delivery and acceptance on site of panels and equipment as outlined in LC 2020-18.

2.0 DESCRIPTION OF SERVICES

- 2.1 It is expressly understood and acknowledged that the CONTRACTOR shall provide those services as more particularly described in Exhibit "A" (Bid Proposal Form and CONTRACTOR'S Quotation dated 11/19/2020).
- 2.2 The CONTRACTOR shall not be authorized to proceed until the CITY has issued a Purchase Order to the CONTRACTOR. Upon receipt and approval by the

CONTRACTOR of the Purchase Order from the CITY, the CONTRACTOR shall perform the services set forth herein.

3.0 SCHEDULE

- 3.1 The CONTRACTOR shall perform services in conformance with the mutually agreed upon schedule consistent with the completion of the project and the fee proposal attached herein as Exhibit "A".
- 3.2 Except for cases of Force Majeure, as defined in Section 17, no extension for completion of services shall be granted to the CONTRACTOR without the CITY'S prior written consent.

4.0 METHOD OF PAYMENT FOR SERVICES AND EXPENSES

- 4.1 The CITY shall total bid price of \$188,908.50 upon receipt and acceptance of the panels and equipment. Payment shall be net thirty days per the State of Florida Prompt Payment Act.
- 4.2 In the event of termination by the CITY under Section 16.0 during the performance of the services, payments due the CONTRACTOR up to the point of termination, including payments for services rendered, and all costs incurred shall constitute total payment for such services.

5.0 RIGHT TO INSPECTION

- 5.1 N/A

6.0 PROGRESS MEETING

- 6.1 N/A

7.0 SAFETY

- 7.1 The CONTRACTOR or their SUCONTRACTOR agrees to comply with the CITY'S published safety standards while on the property of the CITY.
- 7.2 The CONTRACTOR or their SUBCONTRACTOR shall have full responsibility and assume all liability for the safety and supervision of its employees while performing services provided hereunder.

8.0 REASONABLE ACCESS

8.1 During the term of this Agreement, the CITY shall grant the CONTRACTOR reasonable access to the CITY'S premises for purposes of fulfilling its obligations under this Agreement.

9.0 INSURANCE/BONDS AND HOLD HARMLESS / INDEMNIFICATION

9.1 The CONTRACTOR shall maintain in force during the term of this Agreement, at its own expense, insurance set forth in Exhibit "A", attached hereto and incorporated herein, and shall indemnify, defend and hold harmless the City for any and all third party claims, suits, judgments or damages, losses and expenses, including court costs, to the extent of the CONTRACTOR's negligence.

10.0 COMPLIANCE WITH LAWS AND REGULATIONS

10.1 The CONTRACTOR or their agents shall comply with all requirements of Federal, State, and local laws, rules, regulations, standards, and/or ordinances applicable to the performance of this Agreement.

11.0 REPRESENTATIONS

11.1 The CONTRACTOR represents that the services provided hereunder shall conform to all requirements of this Agreement, response thereto and any amendments or supplements thereto; shall be consistent with recognized and sound professional construction management practices and procedures; and shall conform to the customary standards of care, skill, and diligence appropriate to the nature of the services rendered.

11.2 The recommendations, advice, budgetary information and schedules to be furnished by CONTRACTOR under this Agreement shall not be deemed to be representations, warranties, or guarantees or constitute the performance of licensed professional services that constitute the practice of architecture or engineering. CONTRACTOR shall cause any such services, as applicable to the scope of work, to be provided by a properly licensed design professional. Any claim by Owner for damage, loss, or expense, based directly or indirectly upon acts, errors, or omissions of any architect, engineer, or other design professional who CONTRACTOR is required to engage in connection with this Agreement shall be made by Owner against said design professional and its insurer(s) only, and CONTRACTOR shall have no liability of any kind, direct or indirect, for the professional negligence of said design professional under this Agreement or otherwise.

In no event shall CONTRACTOR's liability arising out of or in connection with the performance or nonperformance of any or all Services or other obligations under this Agreement exceed the value of the contract whether based on delay, contract, tort, negligence, strict liability, warranty, indemnity, error and omissions or otherwise, provided that such limitation of liability shall not apply to CONTRACTOR's indemnity obligations for claims asserted against the Owner by third parties for personal injury or tangible property damage caused by the negligence of the CONTRACTOR or its employees.

- 11.3 The CONTRACTOR represents that the personnel furnishing such services shall be qualified and competent to perform the services assigned to them and that such guidance given by and the recommendations and performance of such personnel shall reflect their best professional knowledge and judgment.
- 11.4 Subject to the provisions of this Section, should the CONTRACTOR breach the warranties set forth herein, the CITY shall have such remedies as may be provided at law or equity.

12.0 DOCUMENTS

- 12.1 Upon the CITY'S or its designated Project Manager's request, at any time during the term of this Agreement, or upon completion or termination of this Agreement, the CONTRACTOR shall provide the CITY, or its designated Project Manager, with a copy of all documents, plans, drawings and electronic files prepared by the CONTRACTOR under this Agreement.

13.0 ASSIGNMENT

- 13.1 The CONTRACTOR shall not assign or subcontract this Agreement or any rights or monies due or to become due hereunder without the prior written consent of the CITY.
- 13.2 If, upon receiving written approval from the CITY, any part of this Agreement is subcontracted by the CONTRACTOR, the CONTRACTOR shall be fully responsible to the CITY for all acts and/or omissions performed by the subcontractor as if no subcontract had been made.
- 13.3 If the CITY determines that any subcontractor is not performing in accordance with this Agreement, the CITY shall so notify the CONTRACTOR who shall take immediate steps to remedy the situation.

- 13.4 If any part of this Agreement is subcontracted by the CONTRACTOR prior to commencement of any work by the subcontractor, the CONTRACTOR shall require the subcontractor to provide the CITY and its affiliates with insurance coverage as required by the CITY.

14.0 INDEPENDENT CONTRACTOR

- 14.1 At all times during the term of this Agreement, the CONTRACTOR shall be considered an Independent Contractor.

15.0 DEFAULT

- 15.1 If, during the term of this Agreement, the CONTRACTOR shall be found in default of any of the material provisions of this Agreement, the CITY may suspend its performance hereunder until such delinquency or default has been corrected; the CITY shall notify the CONTRACTOR in writing and of the deficiency and allow them ten (10) days to initiate and diligently pursue a cure to the default before suspending them. If the CONTRACTOR fails to correct such delinquency within one hundred and twenty (120) days, the CITY may terminate this Agreement.

16.0 TERMINATION

- 16.1 Notwithstanding any other provision of this Agreement, the CITY may, upon written notice to the CONTRACTOR, terminate this Agreement if: a) the CONTRACTOR is adjudged to be bankrupt; b) the CONTRACTOR makes a general assignment for the benefit of its creditors; or c) the CONTRACTOR fails to comply with any of the conditions or provisions of this Agreement, without prejudice to any other right or remedy the CITY may have under this Agreement. In the event of such termination, the CITY shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for work, properly performed and accepted prior to the effective date of termination.
- 16.2 The CONTRACTOR may stop work or terminate if through no act or fault of CONTRACTOR, the Work is suspended for a period of more than 60 days by owner or under an order of court or other public authority, or Owner fails to act on any Application for Payment within 30 days after it is submitted or Owner fails to pay CONTRACTOR in accordance with Florida's Prompt Payment Act any sum finally determined to be due, then CONTRACTOR may, upon 10 days' written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, terminate the Agreement and recover from Owner payment invoiced for services rendered to date. In lieu of terminating the Agreement and without prejudice to any

other right or remedy, if Owner has failed for 30 days to pay CONTRACTOR any sum finally determined to be due, CONTRACTOR may upon 10 days' written notice to Owner stop the Work until payment is made of all such amounts due CONTRACTOR.

- 16.3 Any delay, suspension or termination of the Work by CITY shall be subject to CONTRACTOR's Cancellation and Delay Policy, as set forth in Exhibit "A".

17.0 FORCE MAJEURE

- 17.1 Any delay or failure of either party in the performance of its required obligations hereunder shall be excused if, and to the extent, caused by acts of God, fire, flood, epidemic, pandemic, windstorm, explosion, riot, war, sabotage, strikes, extraordinary breakdown of or damage to the CITY'S affiliates' generating plants, their equipment or facilities; court injunction or order; Federal and/or State law or regulation; order by any regulatory agency; or cause or causes beyond the reasonable control of the party affected; provided that prompt notice of such delay is given by such party to the other and each of the parties hereunto shall be diligent in attempting to remove such cause or causes. If any circumstances of Force Majeure remain in effect for one hundred and twenty (120) days, either party may terminate this Agreement.

18.0 PUBLIC RECORDS REQUIREMENTS

- 18.1 Notwithstanding any provision in this agreement to the contrary, the following public records requirements shall apply:
1. Keep and maintain public records required by the public agency (City/Organization) to perform the service.
 2. Upon request from the public agency's custodian of public records (City Clerk), provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S. or as otherwise provided by law.
 3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
 4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency upon request from the public agency's custodian of public records, in a format

that is compatible with the information technology systems of the public agency.

If the Contractor has questions regarding the application of Chapter 119 Florida Statutes, for their duties to provide public records relating to this contract then contact the City's custodian of Public Records City Clerk Erin West at (904) 297-7500 X 3307, or e-mail ewest@greencovesprings.com, 321 Walnut St. Green Cove Spring FL 32043.

19.0 GOVERNING LAW & VENUE

19.1 This Agreement is made and shall be interpreted, construed, governed, and enforced in accordance with the laws of the State of Florida, procedural and substantive, and applicable federal statutes rules and regulations. The venue for any and all litigation arising under this Agreement, shall lie in Clay County, Florida. Each party waives their rights to a jury trial of any issues arising hereunder and agreement to submit to binding arbitration, hearing may take place by Zoom.

20.0 HEADINGS

20.1 Paragraph headings are for the convenience of the parties only and are not to be construed as part of this Agreement.

21.0 SEVERABILITY

21.1 In the event any portion of this Agreement is deemed invalid, against public policy, void, or otherwise unenforceable by a court of law, the parties shall negotiate an equitable adjustment in the affected provision of this Agreement. The validity and enforceability of the remaining parts thereof shall otherwise be fully enforceable.

22.0 WAIVER AND ELECTION OF REMEDIES

22.1 Waiver by either party of any terms, conditions, or provisions of this Agreement shall not be considered a waiver of that term, condition, or provision in the future.

22.2 No waiver, consent, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of each party hereto.

23.0 THIRD PARTY RIGHTS

23.1 Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the CITY and the CONTRACTOR.

24.0 PROHIBITION AGAINST CONTINGENT FEES

24.1 The CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

25.0 ENTIRE AGREEMENT

25.1 Except as otherwise stated, this Agreement, including the schedules, attachments, appendixes, and exhibits attached hereto, constitutes the entire Agreement between the CITY and the CONTRACTOR with respect to the service specified and all previous representations relative thereto, either written or oral, are hereby annulled and superseded.

26.0 SOVEREIGN IMMUNITY

26.1 Nothing contained in the Agreement shall be construed as a waiver of the CITY'S rights to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the CITY'S potential liability under Federal or State law.

27.0 WARRANTY

27.1 CONTRACTOR'S two-year Warranty, as set forth in Exhibit "A", shall apply in lieu of all other warranties, express or implied.

28.0 LIMITATION OF LIABILITY

28.1 Neither Party shall in any event be liable to the other party for any indirect, special or consequential damages whatsoever, under any theory of relief including without limitation, breach of warranty, breach of contract, tort (including negligence), strict liability, or otherwise, arising out of or related to that party's acts or omissions. Neither Party shall be liable to the other Party for terms greater than those set forth in section 11.2 above. Any action for breach of contract or otherwise must be commenced within one year after the cause of the action has occurred.

29.0 NOTICE

29.1 Any notices required to be given by the terms of this Agreement shall be delivered by hand or mailed, postage pre-paid, to:

CITY: Mike Null, Assistant City Manager
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043

CONTRACTOR:

Either party may change the name of the person receiving notices and the address at which notices are received by so advising the other party in writing.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth below.

City of Green Cove Springs

B. Van Royal, Mayor

Date

Steve Kennedy, City Manager

Date

ATTEST:

Erin West, City Clerk

Date

AS TO FORM ONLY:

L. J. Arnold, III, City Attorney

Date

Keystone Electrical Manufacturing Co.

Date