

AGREEMENT FOR PROFESSIONAL SERVICES
2017 Janitorial Service

THIS AGREEMENT is made by and between the between the City of Cheney, a non-charter code city of the State of Washington ("City") and Uniserve Facilities Services Corp hereinafter "Consultant", jointly referred to as "parties".

IN CONSIDERATION of the terms and conditions contained herein the parties covenant and agree as follows:

1. **Services to Be Performed.** The Consultant will provide all labor, services and material to satisfactorily complete the **Janitorial Services at the City Hall, Utility Building, Police Station, and Wren Pierson Buildings** as detailed in the "Scope of Services", attached hereto and incorporated herein. The Scope of Services includes this Agreement, the Request for Proposals/Qualifications dated **10/20/2016**, Consultant's Response dated **11/01/2016**, and the attached documents. In the event of a conflict concerning the Scope of Services, the terms, conditions and obligations of the above documents shall control in the order listed with deference first to this agreement. No substitutions of personnel identified in the Scope of Services shall be made without the written consent of the City.

A. **Administration.** The Mayor (which term includes designee) shall administer and be the primary contact for Consultant. Prior to commencement of Services, Consultant shall contact the Mayor to review the Scope of Services, work order, fees, schedule and date of completion. Upon notice from the Mayor, Consultant shall commence work, perform the requested tasks and promptly cure any failure in performance under this agreement. The City shall provide Consultant with available information concerning the City request including all drawings and related documents. At any time, the City may order the Consultant to stop the work.

B. **Representations.** The City has relied upon the qualifications of the Consultant in entering into this agreement. By execution of this agreement, Consultant represents it possesses the ability, skill and resources necessary to perform the Scope of Services and is familiar with all current laws, rules and regulations which reasonably relate to the Scope of Services.

Consultant shall be responsible for the technical accuracy of its services and prepared documents. The City shall not be responsible for discovering deficiencies therein. Consultant shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in City furnished information.

The standard of care for all professional services performed or furnished under this Agreement will be the care and skill ordinarily used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality.

C. **Modifications.** The Scope of Services may be added to, modified or changed by written agreement of the parties. In addition, the City may modify this agreement and order changes in the Services whenever necessary or advisable. The Consultant will accept modifications when ordered in writing by the Mayor. The parties shall, in good faith, adjust the compensation for reduced or extra work.

2. **Term of Contract.** This Contract shall be in full force and effect upon execution of this agreement and shall remain in effect until December 31, 2017.

Upon mutual written agreement of the parties which (unless agreed otherwise) shall occur not less than sixty (60) days before the expiration of a term, this contract may be renewed upon the same terms for four (4) additional one year terms. Renewal of each one year term is subject to mutual agreement as set forth above.

Either party may terminate this Agreement by ten (30) days written notice to the other party. In the event of such termination, the City shall pay the Consultant for all Services previously authorized and satisfactorily performed prior to the termination date.

3. **Compensation.**

The City agrees to pay the fees and costs as set forth in the attached Cost Proposal and Signature Sheet less addendum 1a (Police Station – Add alternate).

4. **Payment.** The Consultant shall submit an invoice for payment to the Finance Director/City Clerk at the below stated address. Invoices shall be paid within fifteen (30) days of receipt. Payment shall be for services performed.

The City reserves the right to withhold payment under this agreement which is determined in the reasonable judgment of the Mayor to be noncompliant with the Scope of Services, City Standards, City ordinances and federal or state standards.

5. **Notice.** Notice shall be given in writing as follows:

TO THE CITY:

Name: Stephen Boorman
Light Department Director
Phone Number: 509-498-9230
Address: 112 Anderson Rd
Cheney, WA 99004

TO THE Consultant:

Name: Uniserve Facilities Services Corp
Anthony Santana
Phone Number: 213-533-1000
Address: 2363 South Atlantic Blvd
Commerce, CA 90040

6. **Applicable Laws and Standards.** The parties, in the performance of this agreement, agree to comply with all applicable Federal, State, Local laws, ordinances, and regulations.

7. **Relationship of the Parties.** It is hereby understood, agreed and declared that the Consultant shall be an independent contractor and not the agent or employee of the City, that the City is interested in only the results to be achieved and that the right to control the particular manner, method and means in which the services are performed is solely within the discretion of the Consultant. Any and all employees who provide services to the City under this agreement shall be deemed employees solely of the Consultant. The Consultant shall be solely responsible for the conduct and actions of all employees under this agreement and any liability that may attach thereto.

8. **Ownership of Documents.** All drawings, plans, specifications, and other related documents prepared by the Consultant under this agreement are and shall be the property of the City.

9. **Records.** The City or State Auditor or any of their representatives shall have full access to and the right to examine during normal business hours the Consultant's records with respect to all matters covered in this contract. Such representatives shall be permitted to audit, examine and make excerpts or transcripts from such records and to make audits of all contracts, invoices, materials, payrolls and record of matters covered by this contract for a period of three years from the date final payment is made hereunder.

10. **Contractor to Be Licensed and Bonded.**

A. **Licensed.** The Contractor shall be duly licensed by the State of Washington pursuant to RCW 39.06.010.

B. **Fidelity Bond.** The Contractor shall furnish a Fidelity Bond in the amount of \$50,000.00 and include a third party rider naming the City of Cheney. The Bond will be in full force and effect throughout the term of this Agreement to include third party coverage for the purpose of ensuring compliance with this Agreement. The Bond may not be cancelled, materially changed or renewed without thirty days prior advanced written notice to the City. Evidence of the bond shall be attached to this Agreement and updated as necessary.

11. **Insurance.** Unless waived in writing by the Mayor, the Consultant shall maintain in force at its own expense, the following insurance:

A. Workers Compensation Insurance in compliance with RCW 51.12.020, which requires subject employers to provide workers compensation coverage for all their subject workers and Employer's Liability or Stop Gap Insurance in the amount of \$1,000,000.00;

B. General Liability Insurance on an occurrence basis with a combined single limit, of not less than \$1,000,000.00 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this contract. It shall provide that the City, its officers, employees and agents are additional insured's but only with respect to the Consultant's services to be provided under the contract;

C. Automobile Liability Insurance with a combined single limit, or the equivalent, or not less than \$1,000,000.00 each accident for bodily injury and property damage, including coverage for owned, hired or non-owned vehicles; and

D. Professional Liability Insurance with a combined single limit of not less than \$1,000,000.00 each claim, incident or occurrence. This is to cover damages caused by the error, omission, or negligent acts related to the professional services to be provided under this contract. The coverage must remain in effect for at least two (2) years after the contract is completed.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without thirty (30) days written notice from the Consultant or its insurer(s) to the City.

As evidence of the insurance coverage's required by this contract, the Consultant shall furnish acceptable insurance certificates to the City at the time the Consultant returns the signed

contract. The certificate shall specify all of the parties who are additional insured, and will include applicable policy endorsements, the thirty (30) day cancellation clause, and the deduction or retention level. Insuring companies or entities are subject to City acceptance. If requested, complete copies of insurance policies shall be provided to the City. The Consultant shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

12. **Indemnification and Hold Harmless.** Each party shall indemnify and hold the other, its officers, employees, agents and volunteers harmless from and against any and all claims, demands, orders, decrees or judgments for injuries, death or damage to any person or property arising or resulting from any act or omission on the part of said party or its agents, employees or volunteers in the performance of this Agreement.

13. **Waiver.** No officer, employee, agent or other individual acting on behalf of either party has the power, right or authority to waive any of the conditions or provisions of this agreement, except as set forth in paragraph 10. No waiver in one instance shall be held to be waiver of any other subsequent breach or nonperformance. All remedies afforded in this agreement or by law, shall be taken and construed as cumulative, and in addition to every other remedy provided herein or by law. Failure of either party to enforce at any time any of the provisions of this agreement or to require at any time performance by the other party of any provision hereof shall in no way to be construed to be a waiver of such provisions nor shall it affect the validity of this agreement or any part thereof.

15. **Prevailing Wages on Public Works.** This Agreement provides for the maintenance of a public work and payment of prevailing wages according to Washington law. All employees, workers, laborers or mechanics shall be paid a prevailing rate of wage that is set forth in an attachment to this Agreement. The payment of prevailing wages is required by Washington law, RCW 39.12.020 and WAC 296-127-01308. A prevailing wage is determined by the Industrial Statistician of the Department of Labor and Industries. RCW 39.12.015.

Before any payment may be made to Contractor, a "Statement of Intent to Pay Prevailing Wages" must be submitted to the City. Following final acceptance of the public works project, the Contractor and each subcontractor shall submit an "Affidavit of Wage Paid" before retained funds will be released to the Contractor. The affidavit must be certified by the industrial statistician of the Department of Labor and Industries. Any exemption to the above must be submitted by Contractor through an acknowledged statement.

15. **Assignment and Delegation.** Neither party shall assign, transfer or delegate any or all of the responsibilities of this agreement or the benefits received hereunder without first obtaining the written consent of the other party.

16. **Subcontracts.** Except as otherwise provided herein, the Consultant shall not enter into subcontracts for any of the Services contemplated under this agreement without obtaining written approval of the City.

17. **Confidentiality.** Consultant may from time to time receive information which is deemed by the City to be confidential. Consultant shall not disclose such information without the express consent of the City or upon order of a Court of competent jurisdiction.

18. **Jurisdiction and Venue.** This Contract is entered into in Spokane County, Washington. Venue shall be in Spokane County, State of Washington.

19. **Arbitration.** All disputes arising under this Agreement shall be resolved through arbitration pursuant to State law. Rules for arbitration shall be those prescribed by the American Association of Arbitration.

20. **Entire Agreement.** This written agreement constitutes the entire and complete agreement between the parties and supersedes any prior oral or written agreements. This Agreement may not be changed, modified or altered except in writing signed by the parties hereto.

21. **Anti-kickback.** No officer or employee of the City, having the power or duty to perform an official act or action related to this Agreement shall have or acquire any interest in this Agreement, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from any person with an interest in this Agreement.

22. **Addenda.** Attached documents, incorporated herein, are:

“A” Uniserve Cost Proposal and Signature Sheet dated 11/1/16

IN WITNESS WHEREOF, the parties have executed this Agreement this 22 day of November 2016.

CITY OF CHENEY



Tom Trulove, Mayor

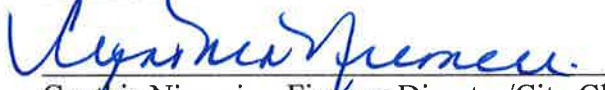
CONSULTANT



By: Anthony Santora
Its: C.O.O.

Federal Tax ID Number: 95-3056328

ATTEST:



Cynthia Niemeier, Finance Director/City Clerk