

PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF DORAL AND CHI-ADA CORPORATION FOR

CITY WIDE CUSTODIAL SERVICES

WHEREAS, the Provider and City, through mutual negotiation, have agreed upon a scope of services, schedule, and fee for City Wide Custodial Services (the "Project"); and

WHEREAS, the City desires to engage the Provider to perform the services specified below.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Provider and the City agree as follows.

1. Scope of Services/Deliverables.

- 1.1 The Provider shall furnish professional services to the City as set forth in the Scope of Services, attached hereto as **Exhibit A**, which is incorporated herein and made a part hereof by this reference.
- 1.2 The Scope of Services includes a Project Schedule for the Project which includes a breakdown of tasks, timeline and deliverables to the City.

2. Term/Commencement Date.

2.1 This Agreement shall become effective upon execution by both parties and shall remain in effect through March 1, 2019, unless earlier terminated in accordance with Paragraph 8. The City shall have the option to renew this Agreement for two (3) additional one (1) year periods once the initial term of this Agreement has expired. The City Manager may extend the term of

this Agreement up to an additional 180 days by written notice to the Provider.

2.2 Provider agrees that time is of the essence and Provider shall complete each deliverable for the Project within the timeframes set forth in the Project Schedule, unless extended in writing by the City Manager.

3. Compensation and Payment.

The City shall be compensated in the following manner:

On a time and material/expense basis to complete the Scope of Services, provided, however, that total payments to Provider shall not exceed \$71,497.44, without the prior written approval of the City. Provider shall submit its invoices in arrears upon the completion of each task or deliverable in accordance with the Project Schedule or on a monthly basis in a form approved by the City. The invoices shall show or include: (i) the task(s) performed; (ii) the time devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); (iv) copies of receipts for reimbursable materials/expenses, if any; and (v) the City's purchase order number. Expenses not expressly authorized by the Agreement shall not be reimbursed.

It is the responsibility of the Provider to pay all applicable local, state, and federal taxes associated with this Agreement, and to acquire and pay for all necessary permits, licenses, and insurance required for the execution of this Agreement.

4. Sub-providers.

- 4.1 The Provider shall be responsible for all payments to any sub-providers and shall maintain responsibility for all work related to the Project.
- 4.2 Any sub-consultants used on the Project must have the prior written approval of the City Manager or his designee.

5. City's Responsibilities.

- 5.1 Furnish to Provider, at the Provider's written request, all available maps, plans, existing studies, reports and other data pertinent to the services to be provided by Provider, in possession of the City.
- 5.2 Arrange for access to and make all provisions for Provider to enter upon real property as required for Provider to perform services as may be requested in writing by the Provider (if applicable).

6. **Provider's Responsibilities.**

The Provider shall exercise the same degree of care, skill and diligence in the performance of the Project as is ordinarily provided by a professional _____ under similar circumstances. If at any time during the term of this Agreement or within one year from the completion of the Project, it is determined that the Provider's deliverables are incorrect, defective or fail to conform to the Scope of Services of the Project, upon written notification from the City Manager, the Provider shall, at Provider's sole expense, immediately correct the work. The City in no way assumes or shares any responsibility or liability of the Provider or Sub Provider under this Agreement.

7. Conflict of Interest.

7.1 To avoid any conflict of interest or any appearance thereof, Provider shall not, for the term of this Agreement, represent any private sector entities (developers, corporations, real estate investors, etc.), with regard to any City related matter.

8. **Termination**.

8.1 The City Manager for any reason may terminate this Agreement, in whole or in part, upon thirty (30) days written notice to the Provider, or immediately with cause, with cause defined as an alleged violation of the Federal, State, County, or City law, as determined by the City Manager in his/her sole discretion, or such action which may detrimentally affect the health, safety, and welfare of the community, as determined by the City Manager in his/her sole discretion.

- 8.2 Upon receipt of the City's written notice of termination, Provider shall immediately stop work on the Project.
- 8.3 In the event of termination by the City, the Provider shall be paid for all work accepted by the City Manager up to the date of termination, provided that the Provider has first complied with the provisions of Paragraph 8.4.
- 8.4 The Provider shall transfer all books, records, reports, working drafts, documents, maps, and data pertaining to the Project to the City, in a hard copy and electronic format specified by the City within 14 calendar days from the date of the written notice of termination or the date of expiration of this Agreement.

9. Insurance.

- 9.1 The Provider shall secure and maintain throughout the duration of this Agreement insurance of such type and in such amounts as required by **Exhibit B**. The insurance carrier shall be qualified to do business in the State of Florida and have agents upon whom service of process may be made in the State of Florida.
- 9.2 Certificates of Insurance shall be provided to the City at the time of execution of this Agreement and certified copies provided if requested. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice shall be provided to the City before any policy or coverage is cancelled or restricted, or in accordance to policy provisions. The City further reserves the right to solicit additional coverage, or require higher limits of liability as needed, and depending on the nature of scope, or level of exposure.

10. Nondiscrimination.

10.1 During the term of this Agreement, Provider shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, or national origin, and to abide by all Federal and State laws regarding nondiscrimination.

11. Attorneys' Fees and Waiver of Jury Trial.

- 11.1 In the event of any litigation arising out of this Agreement, each party shall be responsible for their attorneys' fees and costs, including the fees and expenses of any paralegals, law clerks and legal assistants, and including fees and expenses charged for representation at both the trial and appellate levels.
- 11.2 In the event of any litigation arising out of this Agreement, each party hereby knowingly, irrevocably, voluntarily and intentionally waives its right to trial by jury.

12. Indemnification.

- 12.1 Provider shall defend, indemnify, and hold harmless the City, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising out of, related to, or any way connected with Provider's performance or non-performance of any provision of this Agreement including, but not limited to, liabilities arising from contracts between the Provider and third parties made pursuant to this Agreement. Provider shall reimburse the City for all its expenses including reasonable attorneys' fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising out of, related to, or in any way connected with Provider's performance or non-performance of this Agreement. This section shall be interpreted and construed in a manner to comply with any applicable Florida Statutes, including without limitation Sections 725.06 and 725.08, Fla. Stat., if applicable.
- 12.2 The provisions of this section shall survive termination of this Agreement.
- 12.3 Ten dollars (\$10) of the payments made by the City constitute separate, distinct, and independent consideration for the granting of this indemnification, the receipt and sufficiency of which is voluntary and knowingly acknowledged by the Provider.

13. Notices/Authorized Representatives.

13.1 Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested,

or by a private postal service, addressed to the parties (or their successors) at the following addresses:

For the City:

Edward A. Rojas

City Manager

City of Doral, Florida 8401 NW 53rd Terrace Doral, Florida 33166

With a Copy to:

Daniel A Espino, Esq.

City Attorney

Weiss Serota Helfman

Pastoriza Cole & Boniske, P.L.

2525 Ponce De Leon Boulevard, 7th Floor

Coral Gables, FL 33134

For The Provider:

Chi-Ada Corporation

2750 W Oakland Park Blvd

suite B. Oakland Park FL 33311

14. Governing Law.

14.1 This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Exclusive venue for any litigation arising out of this Agreement shall be in Miami-Dade County, Florida.

15. Entire Agreement/Modification/Amendment.

- 15.1 This document contains the entire Agreement of the parties and supersedes any prior oral or written representations. No representations were made or relied upon by either party, other than those that are expressly set forth herein.
- 15.2 No agent, employee, or other representative of either party is empowered to modify or amend the terms of this Agreement, unless executed with the same formality as this document.

16. Ownership and Access to Records and Audits.

- 16.1 All records, books, documents, maps, data, deliverables, papers and financial information (the "Records") that result from the Provider providing services to the City under this Agreement shall be the property of the City.
- The City Manager or his designee shall, during the term of this Agreement and for a period of three (3) years from the date of termination of this Agreement, have access to and the right to examine and audit any Records of the Provider involving transactions related to this Agreement.
- 16.3 Pursuant to Section 119.0701, Florida Statutes, Provider shall:
 - (a) Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service;
 - (b) Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statute, or as otherwise provided by law;
 - (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and
 - (d) Meet all requirements for retaining public records and transfer, at no cost to the City, all public records in possession of the Provider upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the City.
- 16.4 The City may cancel this Agreement for refusal by the Provider to allow access by the City Manager or his designee to any Records pertaining to work performed under this Agreement that are subject to the provisions of Chapter 119, Florida Statutes.

17. **Nonassignability.**

17.1 This Agreement shall not be assignable by Provider unless such assignment is first approved in writing by the City Manager. The City is relying upon the apparent qualifications and personal expertise of the Provider, and such firm's familiarity with the City's area, circumstances and desires.

18. **Severability.**

18.1 If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

19. Independent Contractor.

19.1 The Provider and its employees, volunteers and agents shall be and remain independent contractors and not agents or employees of the City with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties.

20. Compliance with Laws.

20.1 The Provider shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of public authorities relating to the Project.

21. Waiver

21.1 The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

22. Survival of Provisions

22.1 Any terms or conditions of this Agreement that require acts beyond the date of the term of the Agreement, shall survive termination of the Agreement, shall remain in full force and effect unless and until the terms or conditions are completed and shall be fully enforceable by either party.

23. **Prohibition of Contingency Fees.**

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

24. **Counterparts**

24.1 This Agreement may be executed in several counterparts, each of which shall be deemed an original and such counterpart shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Agreement on the respective dates under each signature: The City, signing by and through its City Manager, attested to by its City Clerk, duly authorized to execute same and by Provider by and through its Bartholomew Okodoro, whose representative has been duly authorized to execute same.

Attest:

Connie Diaz, City Clerk

CITY OF DORAL

By:

Edward A. Rojas, City Manager

Date: _

Approved As To Form and Legal Sufficiency for the Use

And Reliance of the City of Doral Only:

Weiss Serota Helfman Pastoriza Cole & Bonsike, PL

City Attorney

PROVIDER

KAREN FINLEY

Notary Public - State of Floridalts

Commission # GG 017162

My Comm. Expires Aug 1, 2020

Bonded through National Notary Assn Date:

1-25-18

STATE OF

COUNTY OF

The foregoing instrument was acknowledged

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day of Z

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RESOLUTION No. 17-218

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL. FLORIDA, AWARDING INVITATION TO BID #2017-28, "CITY WIDE CUSTODIAL SERVICES" TO CHI-ADA CORPORATION THE LOWEST, MOST RESPONSIBLE AND RESPONSIVE BIDDER; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH CHI-ADA CORPORATION FOR THE PROVISION OF CUSTODIAL SERVICES FOR THE GOVERNMENT CENTER, POLICE DEPARTMENT HEADQUARTERS. AND POLICE SUBSTATION IN THE AMOUNT OF \$71,497.44 FOR AN INITIAL PERIOD OF ONE (1) YEAR, WITH THE OPTION TO RENEW THE CONTRACT FOR AN ADDITIONAL THREE (3) ONE YEAR PERIODS; AUTHORIZING THE CITY MANAGER TO **NEGOTIATE AND ENTER INTO AN AGREEMENT WITH THE NEXT** LOWEST BIDDER SUCCESSIVELY IF AN AGREEMENT CAN NOT BE NEGOTIATED WITH THE TOP BIDDER: AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") issued Invitation To Bid ("ITB") #2017-28 on September 27, 2017 for the purpose of providing City wide custodial services for City facilities. The ITB was advertised on DemandStar and the City's Web Site; and

WHEREAS, as a result of the ITB, fourteen (14) firms attended the mandatory Prebid Meeting held on October 17, 2017, at Doral Government Center; and

WHEREAS, Seven (7) submittals were received and opened on November 13, 2017, with all firms meeting the required criteria; and

WHEREAS, upon review of the bids submitted, CHI-ADA Corporation was deemed the lowest most responsive and responsible bidder; and

WHEREAS, a copy of the Pre-Bid Meeting Sign-In Sheet, Bid Inventory, CHI-ADA Corporation bid submittal, bid tabulation, draft Agreement are all attached as Exhibit "A", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, the Public Works Department recommends that the City Council authorize the City Manager to negotiate and enter into an agreement with CHI-ADA Corporation to provide custodial services at the City's Government Center, Police Department Headquarters, and Police Substation for a one (1) year period with the option to renew for an additional three (3) one year periods, plus an additional 20% contingency to address additional services for a total amount of \$343,187.71; and

WHEAREAS, funding for this request is available in Fiscal Year 2017-18 from the Public Works Fund – Contractual Services, Account No. 001.80005.500340.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

<u>Section 1.</u> <u>Recitals.</u> The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

<u>Section 2.</u> <u>Award.</u> The ITB is hereby award to CHI-ADA Corporation, the lowest, most responsive and responsible bidder. This award, in and of itself, absent entering an agreement between CHI-ADA Corporation and the City, does not vest CHI-ADA Corporation with any rights.

Section 3. Approval. The City Manager is authorized to negotiate and enter into an agreement with CHI-ADA Corporation to provide custodial services at the City's Government Center, Police Department Headquarters, and Police Substation for a one (1) year period with the option to renew for an additional three (3) one year periods, plus an additional 20% contingency to address additional services for a total amount of \$343,187.71.

<u>Section 3.</u> <u>Authorization</u>. The City Manager is authorized to execute an Agreement and expend budgeted funds on behalf of the City in furtherance hereof. The

City Manager is further authorized to negotiate and enter into an agreement with the next highest ranked firm successively, pursuant to the stab sheet, which is attached hereto as Exhibit "B", if an agreement cannot be entered into with Contractor, provided the next bidder accepts the contract amount approved above.

<u>Section 4.</u> <u>Implementation.</u> The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.

<u>Section 5.</u> <u>Effective Date.</u> This Resolution shall take effect immediately upon adoption.

Res. No. 17-218 Page **4** of **4**

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Mariaca and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez Vice Mayor Ana Maria Rodriguez Councilman Pete Cabrera Councilwoman Christi Fraga Councilwoman Claudia Mariaca

Yes
Not Present at Time of the Vote
Yes
Not Present at Time of the Vote

Yes

PASSED AND ADOPTED this 13 day of December, 2017.

JUAN CARLÓS BERMUDEZ, MAYOF

ATTEST:

CONNIE DIAZ, CMC

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFIENCY FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.

CITY ATTORNEY



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 1/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

CONTACT ANDREW OGHINAN PRODUCER BENDELL INSURANCE GROUP INC PHONE (A/C, No, Ext): (305)249-5055
E-MAIL ADDRESS: biggroup@bellsouth.net FAX (A/C No.) (305) 249-5057 PO Box 164235 Miami, FL 33116-4235 INSURER(S) AFFORDING COVERAGE NAIC# INSURER A ADMIRAL INSURANCE COMPANY 24856 INSURER B PROGRESSIVE EXPRESS INS COMPANY INSURED CHI-ADA CORP 10193 INSURER C: WESCO INSURANCE COMPANY 25011 31.18 2750 W .OAKLAND PARK BLVD. #B INSURER D FT.LAUDERDALE, FL 33311 INSURER E 954-777-5147 INSURER F

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE		SUBR		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
Α	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	s 1,000,000 s 50,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	s EXCLUDED
	harmonia.			CA000020588-04	12/23/17	12/23/18	PERSONAL & ADV INJURY	s 1,0005000
							GENERAL AGGREGATE	s 2,0009000
	GEN'L AGGREGATE LIMIT APPLIES PER						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	X POLICY PRO- JECT LOC							s - 1118
В	AUTOMOBILE LIABILITY			03913306-1	09/28/17	09/28/18	COMBINED SINGLE LIMIT (Ea accident)	s 500,000
	X ANYAUTO						BODILY INJURY (Per person)	\$
	ALL OWNED SCHEDULED AUTOS AUTOS						BODILY INJURY (Per accident)	\$
	HIRED AUTOS NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$ 449 _
	r							\$
	UMBRELLA LIAB OCCUR			NA			EACH OCCURRENCE	\$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$
	DED RETENTION \$							s ;0
С	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A					WC STATU- TORY LIMITS X OTH- ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE						E.L. EACH ACCIDENT	s 1,000,000
	(Mandatory in NH)	1		WWC3318631	12/15/17	12/15/18	E.L. DISEASE - EA EMPLOYEE	s 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	s 1,000,000
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101. Additional Remarks Schedule, if more space is required)

JANITORIAL SERVICES.

CITY OF DORAL [CERTIFICATE HOLDER] IS INCLUDED AS ADDITIONAL INSURED ON THE GENERAL LIABILITY PER WRITTEN

CONTRACT.

CERTIFICATE HOLDER	CANCELLATION
CITY OF DORAL 8401 NW 53RD TERRACE DORAL, FLORIDA 33166	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
ATTN: LUIS SANCHEZ	AUTHORIZED REPRESENTATIVE

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