



**PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF AUGUSTA AND
[] FOR
GEOTECHNICAL EVALUATION SERVICES**

THIS AGREEMENT is made and entered into this ____ day of ____ 2020, by and between the City of Augusta, a municipal Corporation (herein referred to as “City”) and, _____ a [_____] (herein referred to as “the Firm”).

RECITALS

A. WHEREAS, City proposes to have the Firm perform the services described herein below;

B. WHEREAS, the Firm represents that it has that degree of specialized expertise contemplated and holds all necessary licenses to practice and perform the services herein contemplated;

C. WHEREAS, City has solicited and received a proposal from the Firm, has reviewed the previous experience and evaluated the expertise of the Firm, and desires to retain the Firm to render professional services under the terms and conditions set forth in this Agreement;

D. WHEREAS, City and the Firm desire to contract for specific services described below and desire to set forth their rights, duties and liabilities in the services to be performed; and

E. WHEREAS, no official or employee of City has a financial interest in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1. **Term.** The term of this Agreement shall commence upon execution of this Agreement and City's issuance to the Firm a notice to proceed for all or a portion of the work and shall terminate upon City's acceptance and payment for all or such portion of the work as was authorized by such notice, unless terminated earlier as set forth herein.

2. **Scope of Services.** The Firm shall provide the professional services described in the City's Request for Proposal (“RFP”) and the Firm's Response to City's RFP (the “Proposal”). A copy of said RFP and Proposal is attached hereto as **Exhibit A** and incorporated herein by this reference.

Notwithstanding services described above, the City may request and the Firm may agree to perform other services. The scope of such services and compensation shall be agreed to in writing, signed by both parties and shall become a part of this Agreement.

2.1. All professional services shall be performed by the Firm or under the Firm's supervision. All professional services to be provided by the Firm pursuant to this Agreement shall be provided by personnel experienced and professionally licensed, as may be required in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional Firms in accordance with sound professional practices.

2.2 The Firm acknowledges that City may enter into agreements with other Firms for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

3. **Time of Performance** Time is of the essence in the performance of services under this Agreement and the Firm shall perform the services in accordance with the Project Schedule attached hereto as **Exhibit B** and incorporated herein by reference. The failure by the Firm to strictly adhere to the schedule may result in termination of this Agreement by City.

Notwithstanding the foregoing, the Firm shall not be responsible for delays due to causes beyond the Firm's reasonable control. However, in the case of any such delay in the services to be provided for the Project, each party hereby agrees to provide notice to the other party so that all delays can be addressed.

4. **Compensation.** City shall pay the Firm for the services on a time and expense not-to-exceed basis in accordance with the provisions of this Section and the Pricing Proposal submitted by the Firm attached hereto as **Exhibit A** and incorporated herein by reference. the Firm's compensation for all work performed in accordance with this Agreement, including all reimbursable items and sub the Firm fees, shall not exceed [\$_____] unless authorized in writing by the City and approved by the City Manager.

4.1 The Firm shall submit monthly invoices to City describing the work performed the preceding month. the Firm's bills shall include the name of the person who performed the work, a brief description of the services performed and the specific task in the Scope of Services to which it relates, the date the services were performed, the number of hours spent on all work billed on an hourly basis, and a description of any reimbursable expenditures. No billing rate changes shall be made during the term of this Agreement without the prior written approval of City. City shall pay the Firm no later than thirty (30) days after receipt of the monthly invoice by the City.

4.2 The Firm shall not receive any compensation for Additional Work without the prior written authorization of City. As used herein, "Additional Work" means any work that is determined by City to be necessary for the proper completion of the Project, but which is not included within the Scope of Services and which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Compensation for any authorized Additional Work shall be billed in accordance with the Billing Rates as set forth in **Exhibit A** and on the terms set forth in this Article

5. **Contract Administration.** The City Manager shall have the authority to act for City under this Agreement. The City Manager or his/her authorized representative shall represent City in all matters pertaining to the services to be rendered pursuant to this Agreement. The Firm shall designate a representative for purposes of this Agreement who shall have the authority to act for the Firm under this Agreement.

6. **Project Managers.** City shall designate a Project Manager to work directly with the Firm in the performance of this Agreement. The Firm shall designate a Project Manager, who shall coordinate all phases of the Project. This Project Manager shall be available to City at all reasonable times during the Agreement term. The Firm has designated [NAME OF PROJECT MANAGER], to be its Project Manager. The Firm shall not remove or reassign the Project Manager without the prior written consent of City. City's approval shall not be unreasonably withheld.

7. **Indemnification.** When the law establishes a professional standard of care for the Firm's Services, to the fullest extent permitted by law, the Firm shall indemnify, protect, defend, and hold harmless City and any and all of its officials, employees and agents from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent the Firm (and its Sub the Firms), are responsible for such damages, liabilities and costs on a comparative basis of fault between the Firm (and its Sub the Firms) and the City in the performance of professional services under this agreement.

Other than in the performance of professional services and to the full extent permitted by law, the Firm shall indemnify, defend, and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by the Firm or by any individual or City for which the Firm is legally liable, including, but not limited to officers, agents, employees, or subcontractors of the Firm.

Notwithstanding the foregoing, nothing herein shall be construed to require the Firm to indemnify the Indemnified Parties from any Claim arising from the active negligence or willful misconduct of the Indemnified Parties. Nothing in this indemnity shall be construed as authorizing any award of attorney's fees in any action on or to enforce the terms of this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Firm.

In the event the City indemnities are made a party to any action, lawsuit, or other adversarial proceeding arising from the Firm's performance of this agreement, the Firm shall provide a defense to the City indemnities, or at the City's option, reimburse the City indemnities their costs of defense, including reasonable legal counsels' fees, incurred in defense of such claims.

8. **Insurance.** Without limiting the Firm's indemnification of City, and prior to commencement of work, the Firm shall obtain, provide and maintain at its own expense during the term of this Agreement, a policy or policies of liability insurance of the type and amounts described below and in a form satisfactory to City.

A. **Certificates of Insurance.** The Firm shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Insurance certificates must be approved by the Assistant City Manager prior to commencement of performance or issuance of any permit. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement.

B. **Signature.** A person authorized by the insurer to bind coverage on its behalf shall sign certification of all required policies.

C. **Acceptable Insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of Maine, with an assigned policyholders' Rating of A (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the Assistant City Manager.

D. **Coverage Requirements.**

- General Liability.
- Workers' Compensation.
- Auto Liability.
- Professional Liability.

Firm shall disclose to the City and maintain coverage amounts for General Liability, Workers Compensation, Auto Liability and Professional Liability in amounts typical of Commercial Appraisal professionals in the State of Maine.

E. **Endorsements.** Each general liability and automobile liability insurance policy shall be endorsed with the following specific language:

i. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the Firm.

ii. This policy shall be considered primary insurance as respects to City, its elected or appointed officers, officials, employees, agents and volunteers as respects to all claims, losses, or liability arising directly or indirectly from the Firm's operations or services provided to City. Any insurance maintained by City, including any self-insured retention City may have, shall be considered excess insurance only and not contributory with the insurance provided hereunder.

iii. This insurance shall act for each insured and additional insureds as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

iv. The insurer waives all rights of subrogation against City, its elected or appointed officers, officials, employees, agents and volunteers.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its elected or appointed officers, officials, employees, agents or volunteers.

vi. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits, by either party except after thirty (30) calendar days (10 calendar days written notice of non-payment of premium) written notice has been received by City.

8.1 Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which the Firm may be held responsible for payments of damages to persons or property.

9. **Nondiscrimination.** In the performing of this Agreement, the Firm shall not discriminate against any subcontractor, employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation race, religion, color, national origin, handicap, ancestry, sex or age.

10. **Independent Contractor.** It is understood that City retains the Firm on an independent contractor basis and the Firm is not an agent or employee of City. The manner and means of conducting the work are under the control of the Firm, except to the extent they are limited by statute, rule or regulation and the expressed terms of this Agreement. Nothing in this Agreement shall be deemed to constitute approval for the Firm or any of the Firm's employees or agents, to be the agents or employees of City. The Firm shall have the responsibility for and control over the means of performing the work, provided that the Firm is in compliance with the terms of this Agreement. Anything in this Agreement that may appear to give City the right to direct the Firm as to the details of the performance or to exercise a measure of control over the Firm shall mean only that the Firm shall follow the desires of City with respect to the results of the services.

10.1 The Firm shall at all times remain an independent Contractor with respect to the services to be performed under this Agreement and shall be responsible for the payment of Federal and State Employer Withholding Taxes, Unemployment Insurance Taxes, FICA Taxes, Retirement, Life and/or Medical Insurance, and Worker's Compensation Insurance for the employees of the Firm or any other person performing services under this Agreement. The Firm and its employees are not entitled to the rights or benefits afforded to City's employees, including disability or unemployment insurance, workers' compensation, medical insurance, sick leave, or any other employment benefit. The Firm agrees to indemnify and hold City harmless from any claims, costs, losses, fees, penalties, interest, or damages suffered by City as a result of any claim by any person or entity contrary to the provisions of this Section 10.

11. **Ownership of Documents.** All documents, information and materials of any and every type prepared by the Firm pursuant to this Agreement shall be the property of the City. Such documents shall include but not be limited to all findings, reports, documents, information and data including, but not limited to, electronic media, computer tapes or discs, files, and tapes furnished or prepared or accumulated by the Firm in performing work under this Agreement, whether completed or in process.

12. **Confidentiality.** All City information disclosed to the Firm during the course of performance of services under this Agreement shall be treated as confidential and shall not be disclosed to any other persons or parties except as authorized by City, excepting that information which is public record and subject to disclosure pursuant to the Freedom of Access Act, or otherwise required by law. All documents, including drafts, notes and communications that result from the services in this Agreement, shall be kept confidential unless City authorizes in writing the release of information, excepting that information which is public record and subject to disclosure pursuant to the Public Records Act, or otherwise required by law.

13. **Access to Records.** The Firm shall maintain all books, records, documents, accounting ledgers, and similar materials relating to work performed for City under this Agreement on file for at least three (3) years following the date of final payment to the Firm by City. Any duly authorized representative(s) of City shall have access to such records for the purpose of inspection, audit and copying at reasonable times, during the Firm's usual and customary business hours. The Firm shall provide proper facilities to City's representative(s) for access and inspection. The Firm shall be entitled to reasonable compensation for time and expenses relate to such access and inspection activities, which shall be considered to be an additional service to the City, subject to the provisions of Section 4 hereinabove.

14. **Assignment.** This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. The Firm may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at the Firm's sole cost and expense.

15. **Compliance with Laws, Rules, Regulations.** The Firm shall perform the services required by this Agreement in compliance with all applicable Federal and Maine employment laws including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. The Firm shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of the Firm's performance under this Agreement.

16. **Integration; Amendment.** This Agreement represents the entire understanding of City and the Firm as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered in it. This Agreement may not be modified or altered except by amendment in writing sign by both parties.

17. **Severability.** If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall continue to be in full force and effect.

18. **Waiver/Validity.** The Firm agrees that waiver by City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver of any other condition of performance under this Agreement. The acceptance by the City of the performance of any work services by the Firm shall not be deemed to be a waiver of any term or condition of this Agreement.

19. **Jurisdiction.** City and the Firm agree that the law governing this Agreement shall be that of the State of Maine. Any suit brought by either party against the other arising out of the performance of this Agreement shall be filed and maintained in the County of Kennebec.

20. **Notice.** Any notices required to be given pursuant to this Agreement shall be deemed to have been given by their deposit, postage prepaid, in the United States Postal Service, addressed to the parties as follows:

To City:

City of Augusta
16 Cony Street
Augusta, Maine 04330
Attn: William R. Bridgeo
City Manager

To the Firm:

[APPRAISER] [ADDRESS]
[CITY, STATE, ZIP]
Attn: [NAME]

Nothing hereinabove shall prevent either City or the Firm from personally delivering any such notices to the other.

21. **Termination.** City may, in its sole discretion, terminate this Agreement at any time and for any reason whatsoever by giving written notice of such termination to the Firm. In the event of such termination, the Firm shall immediately stop rendering services under this Agreement unless directed otherwise by the City. In the event of such termination, the Firm shall be entitled to compensation for all services rendered and work performed for City to the date of such termination.

22. **Order of Precedence.** In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of the RFP or the Response, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over both the Response and the RFP and the Response shall govern over the RFP.

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

[THE FIRM]

Date: _____, 2020

by: **[NAME AND TITLE]**

CITY OF AUGUSTA, a Maine municipal corporation

Date: _____, 2020

by: **William R. Bridgeo, City Manager**