|  |  |
| --- | --- |
|  | **CITY OF MIAMI****OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY****PROFESSIONAL SERVICES AGREEMENT** |
|  |  |
| **Service Category** | Architectural and Engineering Services for Citizens Bank Building Restoration Project (RFQ No. 17-18-005) |
| **Contract Type** | Project Specific  |
| **Consultant** | (TBD) |

TABLE OF CONTENTS

**ARTICLE 1** **DEFINITIONS** 6

**ARTICLE 2** **GENERAL CONDITIONS** 8

**2.01** **TERM** 8

**2.02** **SCOPE OF SERVICES** 8

**2.03** **SMALL BUSINESS ENTERPRISE (“SBE”) PARTICIPATION REQUIREMENTS** 8

**2.04** **COMPENSATION** 8

**ARTICLE 3** **PERFORMANCE** 8

**3.01** **PERFORMANCE AND DELEGATION** 8

**3.02** **REMOVAL OF UNSATISFACTORY PERSONNEL** 9

**3.03** **CONSULTANT KEY STAFF** 9

**3.04** **TIME FOR PERFORMANCE** 9

**3.05** **STANDARD OF CARE** 9

**ARTICLE 4** **SUBCONSULTANTS** 9

**4.01** **GENERAL** 9

**4.02** **SUBCONSULTANT RELATIONSHIPS** 9

**4.03** **CHANGES TO SUBCONSULTANTS** 10

**ARTICLE 5** **DEFAULT** 10

**5.01** **GENERAL** 10

**5.02** **CONDITIONS OF DEFAULT** 10

**5.03** **TIME TO CURE DEFAULT; FORCE MAJEURE** 10

**ARTICLE 6** **TERMINATION OF AGREEMENT** 10

**6.01** **CITY’S RIGHT TO TERMINATE** 10

**6.02** **CONSULTANT’S RIGHT TO TERMINATE** 11

**6.03** **TERMINATION DUE TO UNDISCLOSED LOBBYIST OR AGENT** 11

**ARTICLE 7** **DOCUMENTS AND RECORDS** 11

**7.01** **OWNERSHIP OF DOCUMENTS** 11

**7.02** **DELIVERY UPON REQUEST OR CANCELLATION** 11

**7.03** **RE-USE BY CITY** 11

**7.04** **NONDISCLOSURE** 12

**7.05** **MAINTENANCE OF RECORDS; PUBLIC RECORDS** 12

**7.06** **E-VERIFY** 12

**ARTICLE 8** **INDEMNIFICATION** 12

**ARTICLE 9** **INSURANCE** 13

**9.01** **COMPANIES PROVIDING COVERAGE** 13

**9.02** **VERIFICATION OF INSURANCE COVERAGE** 13

**9.03** **FORMS OF COVERAGE** 14

**9.04** **MODIFICATIONS TO COVERAGE** 14

**ARTICLE 10**  **MISCELLANEOUS** 14

**10.01** **AUDIT RIGHTS; INSPECTION** 14

**10.02** **ENTIRE AGREEMENT** 14

**10.03** **SUCCESSORS AND ASSIGNS** 15

**10.04** **TRUTH-IN-NEGOTIATION CERTIFICATE** 15

**10.05** **APPLICABLE LAW AND VENUE OF LITIGATION** 15

**10.06** **NOTICES** 15

**10.07** **INTERPRETATION** 16

**10.08** **JOINT PREPARATION** 16

**10.09** **PRIORITY OF PROVISIONS** 16

**10.10** **MEDIATION - WAIVER OF JURY TRIAL** 16

**10.11** **TIME** 16

**10.12** **COMPLIANCE WITH LAWS** 17

**10.13** **NO PARTNERSHIP** 17

**10.14** **DISCRETION OF EXECUTIVE DIRECTOR** 17

**10.15** **RESOLUTION OF CONTRACT DISPUTES** 17

**10.16** **INDEPENDENT CONTRACTOR** 18

**10.17** **CONTINGENCY CLAUSE** 18

**10.18** **THIRD PARTY BENEFICIARY** 18

**10.19** **ADDITIONAL TERMS AND CONDITIONS** 18

**ATTACHMENT A - SCOPE OF WORK** 22

**ARTICLE A1** **GENERAL** 22

**A1.01** **SCOPE OF SERVICES** 22

**A1.02** **WORK ORDERS** 22

**A1.03** **PAYMENTS** 23

**ARTICLE A2** **OVERVIEW OF PROJECT SERVICES** 23

**A2.01** **Development of Objectives** 24

**A2.02** **Schematic Design** 24

**A2.03** **Design Development** 25

**A2.04** **Construction Documents** 25

**A2.05** **Bidding and Award of Contract** 26

**A2.06** **Administration of the Construction Contract** 27

**A2.07** **TIME FRAMES FOR COMPLETION OF PROJECT** 30

**ARTICLE A3** **ADDITIONAL SERVICES** 30

**A3.01** **GENERAL** 30

**A3.02** **EXAMPLES** 30

**A3.03** **ADDITIONAL DESIGN** 31

**ARTICLE A4 REIMBURSABLE EXPENSES** 31

**A4.01** **GENERAL** 31

**A4.02** **SUBCONSULTANT REIMBURSEMENTS** 31

**ARTICLE A5** **CITY’S RESPONSIBILITIES** 31

**A5.01** **PROJECT AND SITE INFORMATION** 31

**A5.02**  **CONSTRUCTION MANAGEMENT** 32

**SCHEDULE A1 – SubConsultants** 33

**SCHEDULE A2 – KEY STAFF** 33

**ATTACHMENT B - COMPENSATION AND PAYMENTS** 34

**ARTICLE B1** **METHOD OF COMPENSATION** 34

**B1.01** **COMPENSATION LIMITS** 34

**B1.02** **CONSULTANT NOT TO EXCEED** 34

**ARTICLE B2** **WAGE RATES** 34

**B2.01** **FEE BASIS** 34

**B2.02** **EMPLOYEES AND JOB CLASSIFICATIONS** 34

**B2.03** **MULTIPLIER** 34

**B2.04** **CALCULATION** 34

**B2.05** **EMPLOYEE BENEFITS AND OVERHEAD** 35

**B2.06** **ESCALATION** 35

**ARTICLE B3** **COMPUTATION OF FEES AND COMPENSATION** 35

**B3.01** **LUMP SUM** 35

**B3.02** **HOURLY RATE FEES** 35

**B3.03** **REIMBURSABLE EXPENSES** 35

**B3.04** **FEES FOR ADDITIVE or DEDUCTIVE ALTERNATES** 36

**B3.05** **FEES FOR ADDITIONAL SERVICES** 36

**B3.06** **PAYMENT EXCLUSIONS** 36

**B3.07** **FEES RESULTING FROM PROJECT SUSPENSION** 36

**ARTICLE B4** **PAYMENTS TO THE CONSULTANT** 36

**B4.01** **PAYMENTS GENERALLY** 36

**B4.02** **FOR COMPREHENSIVE BASIC SERVICES** 37

**B4.03** **BILLING – HOURLY RATE** 37

**B4.04** **PAYMENT FOR ADDITIONAL SERVICES AND REIMBURSABLE EXPENSES** 37

**B4.05** **DEDUCTIONS** 37

**ARTICLE B5** **REIMBURSABLE EXPENSES** 37

**B5.01** **GENERAL** 37

**B5.02** **REIMBURSEMENTS TO THE SUBCONSULTANTS** 38

**ARTICLE B6** **COMPENSATION FOR REUSE OF PLANS AND SPECIFICATIONS** 38

**B6.01** **GENERAL** 38

**SCHEDULE B1 – WAGE RATES SUMMARY** 39

**SCHEDULE B2 – CONSULTANT INVOICE** 40

|  |  |
| --- | --- |
|  | **CITY OF MIAMI****OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY** **PROFESSIONAL SERVICES AGREEMENT** |
|  |  |
| **Service Category** | Architectural and Engineering Services for Citizens Bank Building Restoration Project(RFQ No. 17-18-005) |
| **Contract Type** | Project Specific  |
| **Consultant** | TBD |
| **Consultant Office Location** | TBD |
| **City Authorization** | TBD |
| **Agreement Number** | TBD |

THIS PROFESSIONAL SERVICES AGREEMENT (THE "AGREEMENT") made this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_ in the year 2018 by and between Omni Redevelopment District Community Redevelopment Agency, hereinafter called the "Omni CRA" / “CRA”, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter called the "Consultant.”

**RECITAL**

 A. The City issued a Request for Qualifications on behalf of the Omni CRA (“RFQ”) No. 17-18-005 on January 25, 2018 for the provision of Architectural and Engineering Services for Citizens Bank Building Restoration Project (the "Project”) and the Consultant’s proposal (“Proposal”), in response thereto, was selected as one of the most qualified for the provision of said Services. The RFQ and the Proposal are sometimes referred to herein, collectively, as the Solicitation Documents, and are, by this reference, expressly incorporated into and made a part of this Agreement as if set forth in full. The Solicitation Documents are deemed as being attached hereto and incorporated by reference herein as supplemental terms, providing, however, that in the event of any conflicts(s) or inconsistencies with the terms of this Agreement, this Agreement shall control and supersede any such conflicts(s).

 B. WHEREAS, the Omni CRA, through action of the Executive Director and/or the Omni CRA Board of Directors, as applicable, has selected the Consultant in accordance with Section 287.055, Florida Statutes, (Consultants' Competitive Negotiation Act, hereinafter referred to as “CCNA”), and the applicable provisions of the City Procurement Ordinance, to provide the professional services as described herein.

WITNESSETH, that the Omni CRA and the Consultant, for the considerations herein set forth, agree as follows:

# **DEFINITIONS**

* 1. ***Additional Services*** means any Work defined as such in a Work Order, secured in compliance with Florida Statutes and City Code.
	2. ***Attachments*** means the Attachments to this Agreement, which are expressly incorporated by reference and made a part of this Agreement as if set forth in full.
	3. ***Base Fee*** means the amount of compensation mutually agreed upon for the completion of Basic Services.
	4. ***Basic Services*** means those services designated as such in a Work Order.
	5. ***Omni CRA Board of Directors*** means the legislative body of the Omni Redevelopment District Community Redevelopment Agency.
	6. ***Executive Director*** means the duly appointed chief administrative officer of the Omni CRA.
	7. ***Omni CRA or Owner*** means the Omni CRA, a City of Miami community redevelopment agency, the public agency that is a party hereto and for which services under this Agreement are to be performed. In all respects hereunder, the Omni CRA’s performance is pursuant to the Omni CRA’s position as the Owner of the Project. In the event the Omni CRA exercises its regulatory authority as a governmental body, the exercise of such regulatory authority and the enforcement of any rules, regulations, codes, laws and ordinances shall be deemed to have occurred pursuant to the Omni CRA’s authority as a governmental body and shall not be attributable in any manner to the Omni CRA as a party to this Agreement. The Omni Redevelopment District Community Redevelopment Agency shall be referred to herein as “Omni CRA.” For the purposes of this Agreement, “Omni CRA” without modification shall mean the Executive Director.
	8. ***Board of Directors (the "Board")*** means the legislative body of the Omni CRA.
	9. ***Consultant*** means the individual, partnership, corporation, association, joint venture, or any combination thereof, of properly registered professional architects, or engineers, or surveyors and mappers, as applicable, which has entered into this Agreement to provide professional services to the City.
	10. ***Contractor*** means an individual, partnership, corporation, association, joint venture, or any combination thereof, which has entered into a contract with the Omni CRA for construction of Omni CRA facilities and incidentals thereto.
	11. ***Department*** means or refers to the Omni CRA's capital improvements office/staff.
	12. ***Errors*** means items in the plans, specification or other documents prepared by the Consultant that are shown incorrectly, which results in a change to the Services and results in the need for the Contractor to perform rework or additional work or which causes a delay to the completion of construction.
	13. ***Errors and Omissions*** means design deficiencies in the plans, specifications or other documents prepared by the Consultant, which must be corrected in order for the project to function or be built as intended.
	14. ***Inspector*** means an employee of the Omni CRA or of a consulting firm hired by the Omni CRA and assigned by the Omni CRA to make observations of Work performed by a Contractor.
	15. ***Notice to Proceed ("NTP")*** means the same as “Authorization to Proceed.” A duly authorized written letter or directive issued by the Executive Director or Project Manager acknowledging that all conditions precedent have been met and/or directing that the Consultant may begin work on the Project.
	16. ***Omissions*** means items that are not shown or included in the plans, specifications, or other documents prepared by the Consultant which are necessary for the proper and/or safe operation of the Project or required to meet the Scope of Services.
	17. ***Primary Services*** means those Services considered by Omni CRA to be fundamental to the successful management of the Project as stated in the RFQ, and in Attachment A of this Agreement.
	18. ***Project Manager*** means an employee or representative of the Omni CRA assigned by the Executive Director to manage and monitor Work to be performed under this Agreement or the construction of a project as a direct representative of the Omni CRA.
	19. ***Project*** means the design, construction, alteration and/or repair, and all services and incidentals thereto, of an Omni CRA facility as contemplated and budgeted by the Omni CRA. The Project or Projects shall be further defined in the Scope of Services and/or Work Order issued pursuant to this Agreement.
	20. ***Professional Services*** means those services within the scope of the practice of architecture, professional engineering, or registered surveying and mapping, as applicable, as defined by the laws of the State of Florida, or those performed by any architect, professional engineer, or registered surveyor or mapper in connection with his or her professional employment or practice. These services may be abbreviated herein as “architectural/engineering services” or “professional services,” as applicable, which are within this definition.
	21. ***Professional Services Agreement (“Agreement” or “PSA”)*** means this Agreement, all attachments, and any authorized amendments thereto. In the event of a conflict between the Request for Qualifications (“RFQ”) and the Consultant’s response thereto, the RFQ shall control. In the event of any conflict between the Consultant’s response to the RFQ and this PSA, this PSA shall control. In the event of any conflict between this PSA and its attachments, this PSA shall control.
	22. ***Resolution*** means the document constituting the official approval of the Board as required for the Executive Director to execute this Agreement, or increase the Project Budget, among other matters.
	23. ***Risk Management Administrator*** means the City’s Risk Management Director, or their designee, or the individual named by the Executive Director to administer matters relating to insurance and risk of loss for the Omni CRA.
	24. ***Scope of Services or Services*** meansa comprehensive description of the activities, tasks, design features, objectives, deliverables, and milestones required for the completion of a Project or an assignment with sufficient detail to allow a reasonably accurate estimation of resources necessary for its completion.
	25. ***Small Business Enterprise (“SBE”)*** means a firm that has been certified by Miami-Dade County who will provide architectural, landscape architectural, engineering, or surveying and mapping professional services to the Consultant as required pursuant to City Code Section 18-87.
	26. ***Subconsultant*** means a person or organization of properly registered professional architects, engineers, registered surveyor, or mapper, and/or other professional specialties that have entered into a written agreement with the Consultant to furnish specified professional services for a Project or task.
	27. ***Wage Rates*** means the effective direct expense to the Consultant and/or the Subconsultant, on an hourly rate basis, for employees in the specified professions and job categories assigned to provide services under this Agreement that justify and form the basis for professional fees regardless of actual manner of compensation.
	28. ***Work*** means all services, materials and equipment provided by/or under this Agreement with the Consultant.
	29. ***Work Orde***r means a document internal to the Omni CRA, which authorizes the performance of specific professional services for a defined Project or Projects.
	30. ***Work Order Proposal*** means a document prepared by the Consultant, at the request of the Omni CRA for Services to be provided by the Consultant on a specific phase of a Project.

# **GENERAL CONDITIONS**

* 1. TERM

The term of this Agreement shall take effect upon the date written above upon its execution by the authorized officers and shall be effective until final completion of construction of the Project and Final Payment is made to the Consultant.

* 1. SCOPE OF SERVICES

The Consultant agrees to provide the Services as specifically described and under the special terms and conditions set forth in **Attachment A**, Scope of Work, hereto (to be determined), which is incorporated into and made a part of this Agreement.

* 1. **SMALL BUSINESS ENTERPRISE (“SBE”) PARTICIPATION REQUIREMENTS (Formerly referred to as COMMUNITY BUSINESS ENTERPRISE (“CBE”), REQUIREMENTS ORDINANCE 13331, codified as Section 18-87(p), City Code).**

Prospective Firms must (shall) adhere to the following requirements:

1. Assign a minimum of fifteen percent (15%) of the contract value to firms currently certified by Miami-Dade County as a Small Business Enterprise (“SBE”) in good standing;
2. Place a specific emphasis on utilizing local small businesses from within the City’s municipal boundaries.

For information on the City’s SBE requirements, visit the Miami-Dade County, Internal Services Department website at <http://www.miamidade.gov/smallbusiness/certification-programs.asp>. Failure to adhere to these requirements will cause the firm to be disqualified as nonresponsive or at a subsequent time cause the Agreement to be canceled.

* 1. COMPENSATION
		1. **Compensation Limits**

The amount of compensation payable by the Omni CRA to the Consultant shall generally be a lump sum not to exceed fee, based on the rates and schedules established in Attachment B, Compensation and Payments, hereto, which is incorporated into this Agreement; provided, however, that in no event shall the amount of compensation exceed (total value of award) ($000,000.00) in total over the term of the Agreement and any extension(s), unless explicitly approved by prior, express action of the Executive Director, as applicable, and put into effect by written amendment to this Agreement. Said fee is comprised of a fee for basic services of $000,000.00 plus $00,000.00 for additional services and $00,000.00 for Reimbursable Expenses. The Omni CRA shall have no liability for payment of any amounts claimed for more than the Compensation Limits. The Omni CRA may, in its sole and absolute discretion use other compensation methodologies. The work may never exceed the limitations provided in Section 287.055, Florida Statutes or in this Agreement, whichever is more restrictive.

* + 1. **Payments**

Unless otherwise specifically provided in **Attachment B, Compensation and Payments**, payment shall be made in accordance with Florida Statute Chapter 218, Part VII, Local Government Prompt Payment Act, after receipt of the Consultant’s invoice, which shall be accompanied by sufficient supporting documentation and contain sufficient detail, to constitute a “Proper Invoice” as defined by Section 218.72 (8), Florida Statutes, and to allow a proper audit of expenditures, should the City require one to be performed. If the Consultant is entitled to reimbursement of travel expenses, then all bills authorized and approved for travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes. The Consultant shall utilize **Attachment B, Scheduled B2 - Consultant Invoice**, for the submission of invoices.

# **PERFORMANCE**

* 1. PERFORMANCE AND DELEGATION

The Services to be performed hereunder shall be performed by the Consultant's own staff, unless otherwise provided in this Agreement, or approved, in writing by the Omni CRA. Said approval shall not be construed as constituting an agreement between the Omni CRA and said other person or firm.

* 1. REMOVAL OF UNSATISFACTORY PERSONNEL

The Executive Director or Executive Director’s designee may make written requests to the Consultant for the prompt removal and replacement of any personnel employed or retained by the Consultant, or any Subconsultants, or any personnel of any such Subconsultants engaged by the Consultant to provide and perform Services or Work pursuant to the requirements of this Agreement. The Consultant shall respond to the Omni CRA within fourteen (14) calendar days of receipt of such request with either the removal and replacement of such personnel or written justification as to why that may not occur. All decisions involving personnel will be made by the Consultant. Such request shall solely relate to the work of said employees under this Agreement.

* 1. CONSULTANT KEY STAFF

The parties acknowledge that the Consultant was selected by the Omni CRA, in part, on the basis of qualifications of particular staff identified in the Consultant’s response to the City’s solicitation, hereinafter referred to as “Key Staff.” The Consultant shall ensure that Key Staff are available for Work upon request from the City, as long as said Key Staff is in the Consultant’s employ. The Consultant will obtain prior written approval from the Executive Director or Executive Director’s designee to change or add to Key Staff. The Consultant shall provide Executive Director, or Executive Director’s designee with information required to determine the suitability of proposed new Key Staff. Executive Director will act reasonably in evaluating Key Staff qualifications. Such approval shall not constitute any responsibility or liability for the individual’s ability to perform.

* 1. TIME FOR PERFORMANCE

The Consultant agrees to start all Work hereunder upon receipt of a Notice to Proceed (NTP) issued by the Executive Director or Executive Director’s designee and to complete each assignment, task, or phase within the time stipulated in the NTP. Time is of the essence with respect to performance of Work under this Agreement.

A reasonable extension of the time for completion of various assignments, tasks, or phases may be granted by the City should there be a delay on the part of the Omni CRA in fulfilling its obligations under this Agreement as stated herein. Such extension of time shall not be cause for any claim by the Consultant for additional compensation.

* 1. STANDARD OF CARE

Consultant is solely responsible for the technical accuracy and quality of their Services. Consultant shall perform all Services in compliance with Florida Administrative Code Chapter 61G1 and Chapter 481 of the Florida Statutes, as amended. Consultant shall perform due diligence, in accordance with best industry practices, in gathering information and inspecting a Project site prior to the commencement of design. Consultant shall be responsible for the professional quality, technical accuracy, and coordination of all designs, drawings, specifications, and other Services furnished by the Consultant under this Agreement. Consultant shall correct or revise any errors, omissions, and/or deficiencies in its designs, drawings, specifications, or other Services without additional compensation. Consultant shall also be liable for claims for delay costs, and any increased costs in construction, including but not limited to additional work, demolition of existing work, rework, etc., resulting from any errors, omissions, and/or deficiencies in its surveys, maps, designs, drawings, specifications or other Services.

# **SUBCONSULTANTS**

* 1. GENERAL
		1. A Subconsultant, as defined in Article 1.28, Subconsultant is a firm that was identified as part of the consulting team during the competitive selection process by which the Consultant was chosen to perform the Services under this Agreement, and as such, is identified and listed in **Attachment A, Schedule A1 - Subconsultants** attached hereto and incorporated herein by reference.
		2. A Specialty Subconsultant is a person or organization that has, with the consent of the Executive Director, entered into a written agreement with the Consultant to furnish unique and/or specialized professional services necessary for a project or task described under Additional Services. Such Specialty Subconsultant shall be in addition to those identified in **Attachment A, Schedule A1**.
	2. SUBCONSULTANT RELATIONSHIPS
		1. All services provided by the Subconsultants shall be performed pursuant to appropriate written agreements between the Consultant and the Subconsultants, which shall contain provisions that preserve and protect the rights of the Omni CRA under this Agreement.
		2. Nothing contained in this Agreement shall create any contractual or business relationship between the Omni CRA and the Subconsultants. The Consultant acknowledges that the Subconsultants are entirely under his direction, control, supervision, retention, and/or discharge.
	3. CHANGES TO SUBCONSULTANTS

The Consultant shall not add to, modify, or change the Subconsultants listed in **Attachment A, Schedule A1** without prior written approval by the Executive Director or Executive Director’s designee, in response to a written request from the Consultant stating the reasons for any proposed change.

# **DEFAULT**

* 1. GENERAL

If the Consultant fails to comply with any term or condition of this Agreement or any other Agreement it has with the Omni CRA, or fails to perform any of its obligations hereunder, then the Consultant shall be in Default. Upon the occurrence of a default hereunder the Omni CRA, in addition to all remedies available to it by law, may immediately, upon written notice to the Consultant, terminate this Agreement whereupon all payments, advances, or other compensation paid by the Omni CRA to the Consultant while the Consultant was in default shall be immediately returned to the Omni CRA. The Consultant understands and agrees that termination of this Agreement under this section shall not release the Consultant from any obligation accruing prior to the effective date of termination.

In the event of termination due to default, in addition to the foregoing, the Consultant shall be liable to the Omni CRA for all expenses incurred by the Omni CRA in preparing and negotiating this Agreement, as well as all costs and expenses incurred by the Omni CRA in the re-procurement of the Services, including consequential and incidental damages. In the event of Default, the Omni CRA may also suspend or withhold reimbursements to the Consultant until such time as the actions giving rise to default have been cured.

* 1. CONDITIONS OF DEFAULT

A finding of Default and subsequent termination for cause may include, without limitation, any one or more of the following:

* + 1. The Consultant fails to obtain or maintain the professional engineering certification/licensure, insurance, or bonding herein required.
		2. The Consultant fails to comply, in a substantial or material sense, with any of its duties under this Agreement, with any terms, conditions set forth in this Agreement, or in any agreement it has with the Omni CRA, beyond the specified period allowed to cure such Default.
		3. The Consultant fails to commence the Services within the time provided or contemplated herein, or fails to complete the Work in a timely manner as required by this Agreement.
	1. TIME TO CURE DEFAULT; FORCE MAJEURE

The Omni CRA, through the Executive Director or Executive Director’s designee, shall provide written notice to the Consultant as to a finding of Default, and the Consultant shall take all necessary action to cure said Default within the time stipulated in said notice, after which time, the Omni CRA may terminate the Agreement. The Omni CRA, at its sole and absolute discretion, may allow additional days to perform any required cure if the Consultant provides written justification deemed reasonably sufficient. If the Consultant has not corrected the Default within the time specified, the Agreement may be automatically terminated on the last day of the time stipulated in said notice, without the necessity of any further action by the Omni CRA.

Should any such failure on the part of the Consultant be due to a condition of Force Majeure as that term is interpreted under Florida law, then the Omni CRA may allow an extension of time reasonably commensurate with the cause of such failure to perform or cure.

# **TERMINATION OF AGREEMENT**

* 1. CITY’S RIGHT TO TERMINATE

The Omni CRA, including the Executive Director or Executive Director’s designee, has the right to terminate this Agreement for any reason or no reason, upon ten (10) business days written notice. Upon termination of this Agreement, all charts, sketches, studies, drawings, and other documents, including all electronic copies related to Work authorized under this Agreement, whether finished or not, must be turned over to the Executive Director or Executive Director’s designee. The Consultant shall be paid in accordance with provisions of Attachment B, provided that said documentation is turned over to Executive Director within ten (10) business days of termination. Failure to timely deliver the documentation shall be cause to withhold any payments due without recourse by the Consultant until all documentation is delivered to the Executive Director or Executive Director’s designee.

* + 1. The Consultant shall have no recourse or remedy from any termination made by the Omni CRA except to receive and retain the fees, and allowable costs or reimbursable expenses, earned as compensation for the Services that were performed in complete compliance with the Agreement, as full and final settlement of any claim, action, demand, cost, charge or entitlement it may have, or will, have against the Omni CRA, its officials or employees.
	1. CONSULTANT’S RIGHT TO TERMINATE

The Consultant shall have the right to terminate this Agreement, in writing, for cause following breach by the Omni CRA, if breach of contract has not been corrected within sixty (60) calendar days from the date of the Omni CRA’s receipt of a written statement from the Consultant specifying the Omni CRA's breach of its duties under this Agreement. Consultant shall give the Omni CRA prior written notice in the manner provided herein specifying the Omni CRA’s breach and afford the Omni CRA sixty (60) calendar days to cure.

6.03 TERMINATION DUE TO UNDISCLOSED LOBBYIST OR AGENT

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

For the breach or violation of this provision, the Omni CRA shall have the right to terminate the Agreement without liability and, at its discretion, to recover from the Consultant the full amount of any and all fees, commissions, percentages, gifts, or other consideration paid to undisclosed lobbyists or agents.

# **DOCUMENTS AND RECORDS**

* 1. OWNERSHIP OF DOCUMENTS

All tracings, plans, drawings, specifications, maps, computer files, and/or reports prepared or obtained under this Agreement, as well as all data collected, together with summaries and charts derived therefrom, including all electronic digital copies, will be considered works made for hire and will, based on incremental transfer wherein the above shall become the property of the Omni CRA upon payments made to the Consultant or termination of this Agreement without restriction or limitation on their use, and will be made available, on request, to the Omni CRA at any time during the performance of such services and/or upon completion or termination of this Agreement. The Consultant shall not copyright any material and products or patent any invention developed under this Agreement. The Omni CRA shall have the right to visit Project sites for inspection of the work and the products of the Consultant at any time. The Consultant shall be permitted to retain copies, including reproducible copies, solely for information and reference in connection with the Omni CRA's use and occupancy of the Project.

* 1. DELIVERY UPON REQUEST OR CANCELLATION

Failure by the Consultant to promptly deliver all such documents, both hard copy and digital, to the Executive Director or Executive Director’s designee within ten (10) business days of cancellation, or within ten (10) business days of request by the Omni CRA, shall be just cause for the Omni CRA to withhold payment of any fees due the Consultant until the Consultant delivers all such documents. The Consultant shall have no recourse from these requirements.

* 1. RE-USE BY CITY

It is understood that all Consultant Agreements and/or Work Orders for new work will include the provision for the re-use of surveys, maps, plans, specifications, and other Consultant work products, at the Omni CRA’s sole option, and, by virtue of signing this Agreement, the Consultant agrees to such re-use in accordance with this provision without the necessity of further approvals, compensation, fees or documents being required and without recourse for such re-use. The Consultant will not be liable for re-use by the Omni CRA of plans, documents, studies, or other data for any purpose other than that intended by the terms and conditions of this Agreement.

* 1. NONDISCLOSURE

To the extent allowed by law, the Consultant agrees not to divulge, furnish, or make available to any third person, firm or organization, without Executive Director's or their designee’s prior written consent, or unless incident to the proper performance of the Consultant’s obligations hereunder, or in the course of judicial or legislative proceedings where such information has been properly subpoenaed, any non-public information concerning the Services to be rendered by the Consultant hereunder, and the Consultant shall require all of its employees, agents, and Subconsultants to comply with the provisions of this paragraph.

* 1. MAINTENANCE OF RECORDS; PUBLIC RECORDS

The Consultant shall keep adequate records and supporting documentation, which concern or reflect its Services hereunder. Records subject to the provisions of the Public Records Law, Florida Statutes Chapter 119, shall be kept in accordance with the applicable statutes. Otherwise, the records and documentation shall be retained by the Consultant for a minimum of three (3) years from the date of termination of this Agreement or the date the Project is completed, whichever is later. The Omni CRA, or any duly authorized agents or representatives of the Omni CRA, shall have the right to audit, inspect, and copy all such records and documentation as often as they deem necessary during the period of this Agreement and during the three (3) year period noted above, provided, however, such activity shall be conducted only during normal business hours.

Consultant shall additionally comply with Section 119.0701, Florida Statutes, including without limitation: (1) Keep and maintain public records required by the Omni CRA to perform the service; (2) upon request from the Omni CRA’s custodian of public records, provide the Omni CRA 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 this chapter 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 Consultant does not transfer the records to the Omni CRA; (4) upon completion of the contract, transfer, at no cost, to the Omni CRA all public records in possession of the Consultant or keep and maintain public records required by the Omni CRA to perform the service. If the Consultant transfers all public records to the Omni CRA upon completion of the contract, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the contract, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Omni CRA, upon request from the Omni CRA’s custodian of public records, in a format that is compatible with the information technology systems of the Omni CRA.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 416-1800, VIA EMAIL AT PUBLICRECORDS@MIAMIGOV.COM, OR REGULAR MAIL AT CITY OF MIAMI OFFICE OF THE CITY ATTORNEY, 444 SW 2ND AVENUE, 9TH FL, MIAMI, FL 33130.**

* 1. **E-VERIFY**

Consultant shall utilize the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility of all new employees hired by the Consultant during the term of the Agreement and shall expressly require any Subconsultant performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility of all new employees hired by the Subconsultant during the Agreement term.

# **ARTICLE 8 INDEMNIFICATION**

The Consultant shall indemnify, hold harmless, save and defend the Omni CRA, the City, its officers, agents, directors, instrumentalities, agencies, and/or employees from all liabilities, damages, losses, judgments, and costs, including, but not limited to reasonable attorney's fees, to the extent caused by the negligence, recklessness, negligent act or omission, or intentional wrongful misconduct of Consultant and persons employed or utilized by Consultant in the performance of services under this Contract. Consultant shall, further, hold the Omni CRA, the City, its officials and/or employees, harmless for, and defend the hold the Omni CRA, the City, its officials and/or employees against, any civil actions, statutory, contractual, tort, strict liability, or other claims, actions, injuries or damages arising or resulting from the permitted work, even if it is alleged that the Omni CRA, the City, its officials and/or employees were negligent. These indemnifications shall survive the term of this Contract. In the event that any action or proceeding is brought against the Omni CRA, the City by reason of any such claim or demand, the Consultant shall, upon written notice from the City, resist and defend such action or proceeding by counsel reasonably satisfactory to the City Attorney. The Consultant expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Consultant shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Omni CRA, the City or its officers, employees, agents and instrumentalities as herein provided.

The indemnification provided above shall obligate the Consultant to defend, at its own expense, to and through appellate, supplemental or bankruptcy proceedings, or to provide for such defense, at the Omni CRA or the City's option, against any and all claims of liability and all suits and actions of every name and description which may be brought against the Omni CRA or the City, in connection with services performed by the Consultant or persons employed or utilized by Consultant.

This indemnity shall survive the cancellation or expiration of this Agreement. This indemnity shall be interpreted under the laws of the State of Florida, including without limitation and interpretation, which conforms to the limitations of Section 725.06 and/or Section 725.08, Florida Statutes, as applicable.

The Consultant shall require all Subconsultant agreements to include a provision that they shall indemnify the Omni CRA and the City.

The Consultant agrees and recognizes that the Omni CRA and the City shall not be held liable or responsible for any claims which may result from any actions or omissions of the Consultant in which the Omni CRA and City participated through either review or concurrence of the Consultant's actions. In reviewing, approving or rejecting any submissions by the Consultant or other acts of the Consultant, the Omni CRA and City in no way assumes or shares any responsibility or liability of the Consultant or Subconsultant under this Agreement.

Ten dollars ($10) of the payments made by the Omni CRA or City constitute separate, distinct, and independent consideration for the granting of this Indemnification, the receipt and sufficiency of which is voluntarily and knowingly acknowledged by the Consultant.

# **ARTICLE 9 INSURANCE**

The Consultant shall not start Services under this Agreement until the Consultant has obtained and provided to the Omni CRA all insurance required hereunder and the Risk Management Administrator or their authorized designee, has approved such insurance. Should the Consultant not maintain the insurance coverage required in this Agreement, the City may cancel this Agreement or, at its sole discretion, shall purchase such coverage and charge the Consultant for such coverage purchased. The City shall be under no obligation to purchase such insurance, nor shall it be responsible for the coverage purchased or the insurance company or companies used. The decision of the City to purchase such insurance coverage shall in no way be construed to be a waiver of its rights under this Agreement.

1.

## 9.01

* 1. COMPANIES PROVIDING COVERAGE

All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida and satisfactory to the Risk Administrator. All companies shall have a Florida resident agent and be rated at least A(X), in accordance with A.M. Best Company’s Key Rating Guide, latest edition.

* 1. VERIFICATION OF INSURANCE COVERAGE

The Consultant shall furnish certificates of insurance to the Risk Management Administrator for review and approval prior to the execution of this Agreement. The Certificates shall clearly indicate that the Consultant has obtained insurance of the type, amount, and classification required by these provisions, in excess of any pending claims at the time of contract award to the Consultant. The Consultant shall maintain coverage with equal or better rating as identified herein for the term of this Agreement. The Consultant shall provide written notice to the Risk Administrator of any material change, cancellation and/or notice of non-renewal of the insurance within thirty (30) calendar days of the change.

The Consultant shall furnish copies of insurance policies pertaining to this Agreement to Risk Administrator within ten (10) business days of written request.

* 1. FORMS OF COVERAGE
		1. **Commercial General Liability and Auto Liability**

The Consultant shall maintain commercial general liability coverage written on a primary and non-contributory basis, with limits of at least $1,000,000.00 per occurrence, $2,000,000.00 aggregate for bodily injury and property damage. The coverage shall include Premises and Operations, Contingent and Contractual Liability, and Products and Completed Operations, with additional endorsements as applicable. Waiver of Subrogation applies in favor of the certificate holder.

The coverage shall be written on a primary and non-contributory basis with the City and Omni CRA listed as an additional insured as reflected by endorsement CG 2010 11/85 or its equivalence. Notice of cancellation should read thirty (30) calendar days and ten (10) business days for nonpayment.

* + 1. **Business Automobile**

The Consultant shall provide business automobile liability coverage including coverage for all owned, hired, and non-owned autos with a minimal combined single limit of $1,000,000 naming the City and Omni CRA as an additional insured with respect to this coverage. Notice of cancellation should read (30) days, (10) days for nonpayment.

* + 1. **Professional Liability Insurance/Errors and Omissions**

The Consultant shall maintain Professional Liability Insurance including Errors and Omissions coverage in the minimum amount of $1,000,000 per claim, $1,000,000 aggregate providing for all sums which the Consultant shall be legally obligated to pay as damages for claims arising out of the services performed by the Consultant or any person employed by the Consultant in connection with this Agreement. Unless specifically accepted by Risk Administrator, deductible shall not exceed 10%. This insurance shall be maintained for at least one year after completion of the construction and acceptance of any Project covered by this Agreement.

* + 1. **Worker's Compensation Insurance**

The Consultant shall maintain Worker's Compensation Insurance in compliance with Florida Statutes, Chapter 440, as amended, and Employee’s Liability with a minimum limit of $500,000.00 per occurrence.

* + 1. **Subconsultant Compliance**

The Consultant shall ensure that all Subconsultants comply with these same insurance requirements.

**9.04** MODIFICATIONS TO COVERAGE

The Risk Administrator or their authorized designee reserves the right to require modifications, increases, or changes in the required insurance requirements, coverage, deductibles, or other insurance obligations by providing a thirty (30) calendar day written notice to the Consultant in accordance with Article 10.06, Notices, herein. The Consultant shall comply with such requests unless the insurance coverage is not then readily available in the national market, and may request additional consideration from the Omni CRA accompanied by justification.

# **ARTICLE 10 MISCELLANEOUS**

1. 1. AUDIT RIGHTS; INSPECTION

The Omni CRA reserves the right to audit the Consultant’s accounts during the performance of this Agreement and for three (3) years after final payment under this Agreement. The Consultant agrees to furnish copies of any records necessary, in the opinion of the Executive Director, to approve any requests for payment by the Consultant. The inspection and audit provisions provided for Omni CRA contracts set forth in Section 18-101 and Section 18-102 of the City Code are applicable to this Agreement and are deemed as being incorporated by reference herein.

* 1. ENTIRE AGREEMENT

This Agreement, as it may be amended from time to time, represents the entire and integrated agreement between the Omni CRA and the Consultant and supersedes all prior negotiations, representations, or agreements, written or oral. This Agreement may not be amended, changed, modified, or otherwise altered in any respect, at any time after the execution hereof, except by a written document executed with the same formality and equal dignity herewith. Waiver by either party of a breach of any provision of this Agreement shall not be deemed a waiver of a breach of any other provision of this Agreement.

* 1. SUCCESSORS AND ASSIGNS

The performance of this Agreement shall not be transferred pledged, sold, delegated, or assigned, in whole or in part, by the Consultant without the written consent of the Omni CRA, acting by and through its Board. It is understood that a sale of the majority of the stock or partnership shares of the Consultant, a merger or bulk sale, an assignment for the benefit of creditors shall each be deemed transactions that would constitute an assignment or sale hereunder requiring prior Omni CRA approval.

The Consultant’s services are unique in nature and any assignment, sale transference without Board approval shall be cause for the Omni CRA to terminate this Agreement. The Consultant shall have no recourse from such termination. The Omni CRA may require bonding, other security, certified financial statements and tax returns from any proposed assignee and the execution of an assignment/assumption Agreement in a form satisfactory to the City Attorney as a condition precedent to considering approval of an assignment.

The Consultant and the Omni CRA each binds one another, their partners, successors, legal representatives and authorized assigns to the other party of this Agreement and to the partners, successors, legal representatives, and assigns of such party in respect to all covenants of this Agreement.

* 1. TRUTH-IN-NEGOTIATION CERTIFICATE

In compliance with the Consultant’s Competitive Negotiation Act, for any Project to be compensated under the Lump Sum method, the Consultant shall certify that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of NTP. The original Project price and any addition thereto will be adjusted to exclude any significant sums by which the Omni CRA determines the project price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such price adjustments will be made within one (1) year following the end of the Project.

* 1. APPLICABLE LAW AND VENUE OF LITIGATION

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any suit or action brought by any party, concerning this Agreement, or arising out of this Agreement, shall be brought in Miami-Dade County, Florida. Each party shall bear its own attorney’s fees.

* 1. NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by electronic mail, and registered United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

**For Omni CRA:**

Jason Walker

Executive Director

1401 North Miami Avenue

Miami, Florida 33136-2012

Email: jwalker@miamigov.com

Phone: 305-679-6868

**For the City of Miami:**

Annie Perez, CPPO

Director

Department of Procurement

City of Miami

444 S.W. 2nd Avenue, 6th Floor

Miami, Florida 33130-1910

Email: annieperez@miamigov.com

Phone: 305-416-1910

Victoria Méndez

City Attorney/ General Counsel CRA

Office of the City Attorney

City of Miami

444 S.W. 2nd Avenue, 9th Floor

Miami, Florida 33130-1910

Email: victoriamendez@miamigov.com

Phone: 305-416-1832

**With Copies to**:

Jeovanny Rodriguez, P.E.

Director

Office of Capital Improvements

City of Miami

444 S.W. 2nd Avenue, 8th Floor

Miami, Florida 33130-1910

Email: jeovannyrodriguez@miamigov.com

Phone: 305-416-1225

**For Consultant**:

(TBD)

* 1. INTERPRETATION

The language of this Agreement has been agreed to by both parties to express their mutual intent and no rule of strict construction shall be applied against either party hereto. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein,” “hereof,” “hereunder,” and “hereinafter” refer to this Agreement as a whole and not to any sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a Section or Article of this Agreement, such reference is to the Section or Article as a whole, including all of the subsections of such Section, unless the reference is made to a subsection or subparagraph of such Section or Article.

* 1. JOINT PREPARATION

Preparation of this Agreement has been a joint effort of the Omni CRA and the Consultant and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other.

* 1. PRIORITY OF PROVISIONS

If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in this Agreement shall prevail and be given effect.

* 1. MEDIATION - WAIVER OF JURY TRIAL

In an effort to engage in a cooperative effort to resolve conflict which may arise during the course of the design and /or construction of the subject project(s), and/or following the completion of the projects(s), the parties to this Agreement agree all disputes between them shall be submitted to non-binding mediation prior to the initiation of litigation, unless otherwise agreed in writing by the parties. A certified Mediator, who the parties find mutually acceptable, will conduct any Mediation Proceedings in Miami-Dade County, State of Florida. The parties will split the costs of a certified mediator on a 50/50 basis. The Consultant agrees to include such similar contract provisions in the agreements with all Subconsultants and/or independent contractors retained for the project(s), thereby providing for non-binding mediation as the primary mechanism for dispute resolution. Each party shall bear their own attorney’s fees.

In an effort to expedite the conclusion of any litigation, the parties voluntarily waive their right to jury trial or to file permissive counterclaims in any action arising under this Agreement.

* 1. TIME

Time is of the essence in this Agreement. Consultant shall promptly perform its duties under this Agreement and Work Orders pursuant hereto, and will give the Work as much priority as is necessary to cause the Work to be completed on a timely basis in accordance with this Agreement. All Work shall be performed strictly (not substantially) within the time limitations necessary to maintain the critical path and all deadlines established in this Agreement and/or Work Orders pursuant hereto.

* 1. COMPLIANCE WITH LAWS

The Consultant shall comply with all applicable laws, codes, ordinances, rules, regulations and resolutions including, without limitation, the Americans with Disabilities Act (“ADA”), as amended, and all applicable guidelines and standards in performing its duties, responsibilities, and obligations related to this Agreement. The Consultant represents and warrants that there shall not be unlawful discrimination as provided by law in connection with the performance of this Agreement.

* + 1. **Non-Discrimination**

The Omni CRA warrants and represents that it does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with the Consultant’s performance under this Agreement on account of race, color, gender, religion, age, handicap, marital status, national origin, or sexual orientation. The Consultant further covenants that no otherwise qualified individual shall, solely by reason of their race, color, gender, religion, age, handicap, marital status, national origin or sexual orientation, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

* + 1. **OSHA Compliance**

The Consultant warrants that it will comply with all safety precautions as required by federal, state, and local laws, rules, regulations, and ordinances. The Omni CRA reserves the right to refuse the Consultant's access to Omni CRA property, including project jobsites, if the Consultant's employees are not properly equipped with safety gear in accordance with OSHA regulations or if a continuing pattern of non-compliance with safety regulations is exhibited by the Consultant.

* + 1. **ADA Compliance**

The Consultant shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (“ADA”) in the course of providing any work, labor or services funded by the Omni CRA, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability) and all applicable regulations, guidelines and standards. Additionally, the Consultant shall take affirmative steps toinsure nondiscrimination in employment of disabled persons.

* 1. NO PARTNERSHIP

The Consultant is an independent contractor. This Agreement does not create a joint venture, partnership or other business enterprise or affiliation between the parties. The Consultant has no authority to bind the Omni CRA to any promise, debt, default, contract liability, or undertaking of the Consultant.

* 1. DISCRETION OF EXECUTIVE DIRECTOR

Any matter not expressly provided for herein dealing with the Omni CRA or decisions of the Omni CRA shall be within the exercise of the reasonable professional discretion of the Executive Director or Executive Director’s designee.

* 1. RESOLUTION OF CONTRACT DISPUTES

The Consultant understands and agrees that all disputes between it and the Omni CRA based upon an alleged violation of the terms of this Agreement by the Omni CRA shall be submitted for resolution in the following manner.

The initial step shall be for the Consultant to notify the Project Manager in writing of the dispute and submit a copy to the Omni CRA and City of Miami personnel identified in Article 10.06, Notices.

Should the Consultant and the Project Manager fail to resolve the dispute the Consultant shall submit their dispute in writing, with all supporting documentation, to the Executive Director, as identified in Article 10.06, Notices. Upon receipt of said notification, the Executive Director shall review the issues relative to the dispute and issue a written finding.

Should the Consultant and the Executive Director fail to resolve the dispute the Consultant shall submit their dispute in writing within five (5) calendar days to the Director of Procurement. Failure to submit such appeal of the written finding shall constitute acceptance of the finding by the Consultant. Upon receipt of said notification, the Director of Procurement, shall review the issues relative to the dispute and issue a written finding.

The Consultant must submit any further appeal in writing within five (5) calendar days to the Executive Director. Failure to submit such appeal of the written finding shall constitute acceptance of the finding by the Consultant. Appeal to the Executive Director for their resolution, is required prior to the Consultant being entitled to seek judicial relief in connection therewith. Should the amount of compensation hereunder exceed $500,000.00, the Executive Director's decision shall be approved or disapproved by Board. The Consultant shall not be entitled to seek judicial relief unless:

1. it has first received Executive Director’s written decision, approved by the Board if applicable, or
2. a period of sixty (60) calendar days has expired after submitting to the Executive Director a detailed statement of the dispute, accompanied by all supporting documentation, or a period of (90) calendar days has expired where the Executive Director's decision is subject to Board approval; or
3. The City has waived compliance with the procedure set forth in this section by written instrument(s) signed by the Executive Director.
	1. INDEPENDENT CONTRACTOR

The Consultant has been procured and is being engaged to provide services to the Omni CRA as an independent contractor, and not as an agent or employee of the Omni CRA or City. Accordingly, the Consultant shall not attain, nor be entitled to, any rights or benefits under the Civil Service or Pension Ordinances of the City, nor any rights generally afforded classified or unclassified employees. The Consultant further understands that Florida Workers’ Compensation benefits available to employees of the Omni CRA or City are not available to the Consultant, and agrees to provide workers’ compensation insurance for any employee or agent of the Consultant rendering services to the Omni CRA under this Agreement. The Omni CRA is not a guarantor of any debt or obligation of the Consultant and the Consultant has no ability to bind the Omni CRA in this regard.

* 1. CONTINGENCY CLAUSE

Funding for this Agreement is contingent on the availability of funds and continued authorization for program activities and this Agreement is subject to amendment or termination due to lack of funds, reduction of funds and/or change in regulations, upon thirty (30) calendar days' notice.

* 1. THIRD PARTY BENEFICIARY

The Consultant and the Omni CRA agree that it is not intended that any provision of this Agreement establishes a third-party beneficiary giving or allowing any claim or right of action whatsoever by any third party under this Agreement.

* 1. ADDITIONAL TERMS AND CONDITIONS

If a PSA or other Agreement was provided by the Omni CRA and included in this solicitation for the Project, no additional terms or conditions that materially or substantially vary, modify or alter the terms or conditions of this Agreement in the sole opinion and reasonable discretion of the Omni CRA, will be considered. Any and all such additional terms and conditions shall have no force or effect and are inapplicable to this PSA or other Agreement.

 IN WITNESS WHEREOF, the parties have executed this Agreement No. Click here to enter text. as of the day and year first above written.

|  |  |
| --- | --- |
| WITNESS/ATTEST: | **Consultant, (TBD)**  |
| \_\_\_\_\_\_\_ \_\_\_*Signature**Print Name, Title* | *Signature**Print Name, Title of Authorized Officer or Official* |
|  |  |
| ATTEST: | (Corporate Seal) |
|  |  |
|  |  |
| Consultant Secretary |  |
| (Affirm Consultant Seal, if available) |  |
|  |  |
| ATTEST: | **Omi CRA**, City of Miami community redevelopment agency |
| Todd B. Hannon, City Clerk | Jason Walker, Executive Director   |
|  |  |
| APPROVED AS TO INSURANCE REQUIREMENTS:Ann Marie Sharpe, DirectorRisk Management Department | APPROVED AS TO LEGAL FORM AND CORRECTNESS:Victoria Méndez, City Attorney |

**CERTIFICATE OF AUTHORITY**

**(IF CORPORATION OR LLC)**

 I HEREBY CERTIFY that at a meeting of the Board of Directors of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, held on the \_\_\_day of \_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_, a resolution was duly passed and adopted authorizing (Name)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_as (Title)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_of the corporation to execute agreements on behalf of the corporation and providing that their execution thereof, attested by the secretary of the corporation, shall be the official act and deed of the corporation.

I further certify that said resolution remains in full force and effect.

 IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_, day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

Secretary: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**CERTIFICATE OF AUTHORITY**

**(IF PARTNERSHIP)**

 I HEREBY CERTIFY that at a meeting of the Board of Directors of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a partnership organized and existing under the laws of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, held on the \_\_\_day of \_\_\_\_\_\_\_\_, \_\_\_\_\_, a resolution was duly passed and adopted authorizing (Name)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_as (Title)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the partnership to execute agreements on behalf of the partnership and provides that their execution thereof, attested by a partner, shall be the official act and deed of the partnership.

I further certify that said partnership agreement remains in full force and effect.

 IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_, day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

Partner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Names and addresses of partners:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name | Street Address | City  | State | Zip |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

**CERTIFICATE OF AUTHORITY**

**(IF JOINT VENTURE)**

Joint ventures must submit a joint venture agreement indicating that the person signing this Agreement is authorized to sign documents on behalf of the joint venture. If there is no joint venture agreement, each member of the joint venture must sign this Agreement and submit the appropriate Certificate of Authority (corporate, partnership, or individual).

**CERTIFICATE OF AUTHORITY**

**(IF INDIVIDUAL)**

I HEREBY CERTIFY that, I (Name)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, individually and doing business as (d/b/a) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (If Applicable) have executed and am bound by the terms of the Agreement to which this attestation is attached.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_.

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NOTARIZATION**

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

 ) SS:

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)

 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as identification and who (did / did not) take an oath.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

STATE OF FLORIDA

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PRINTED, STAMPED OR TYPED

NAME OF NOTARY PUBLIC

**ATTACHMENT A - SCOPE OF WORK**

1. **GENERAL**

The Consultant shall perform the specialty design work for the Citizens Bank Building Restoration (the "Project") under historical preservation and restoration guidelines, for the Omni CRA, in accordance with the Scope of Services contained in RFQ 17-18-005 and this Agreement. The Omni CRA’s intention is to conduct a faithful and accurate restoration of the Citizens Bank Building exterior and structure with a “white box” interior. It is also the intention of the Omni CRA to retain the dominant outward historical characteristics of the building, to maintain the likeness of the history of the bank and its significance for past, present, and future generations.

The Consultant shall provide comprehensive architectural and engineering services for the Omni CRA (City), including but not limited to; investigations, studies, land survey, location of underground utilities and structures, geotechnical services, architectural historic preservation, site planning, project management; complete planning and design services, including environmental engineering design, structural design repairs, electrical design, mechanical design, and architectural design; programming; schematics, including 3D presentation; scheduling, inspection, permitting, feasibility studies, ADA compliance, options permitting, evaluations, public/community meetings and/or charrettes, lighting, electrical, structural, site plan, Design Criteria Package, detailed facility assessments, cost estimates, opinions of probable construction cost, preparation of bid and construction documents, obtaining building and or other agency approved permits, review of work prepared by Subconsultants and other consultants; commissioning, public meetings, assessments, analysis and evaluation of facilities and properties; field investigations and observations, construction contract administration, as-built documentation, post design services, preparation of bid and construction documents, provide recommendations and construction documents and other related architectural and engineering services as needed for the completed and permitted Project. Consultant shall provide professional architectural and engineering services for the Project for which Consultant was selected in accordance with Section 287.055 Florida Statutes, as amended, otherwise known as the Consultants’ Competitive Negotiations Act (CCNA).

* 1. **SCOPE OF SERVICES**

The Consultant agrees to provide comprehensive professional architectural and engineering services in accordance with all applicable laws, building and environmental regulations, including the Florida Building Code and the City of Miami, Florida, Code of Ordinances, and as set forth in this Agreement and further enumerated in a Work Order. All professional services rendered by the Consultant shall be in accordance with the Secretary of the Interior's Historic Preservation Professional Qualification Standards as well as regulations and guidelines of Florida Department of State, Florida Division of Historical Resources. Consultant may be required to perform all or some of the services described in this Agreement, depending on the needs of the City for the Project. Consultant shall furnish, as Services, comprehensive professional architectural and engineering services for the Project.

The City has phased the Work into specific tasks and stages to ensure that the Project is designed and constructed in the most logical, efficient, and cost effective manner. The Consultant shall be directed to proceed with each phase of the Project through the use of Work Orders Proposals and Work Orders.

* 1. **WORK ORDERS**

When Omni CRA has determined that a specific phase of the Project is to proceed, the Executive Director or Executive Director’s designee will request in writing, a Work Order Proposal from the Consultant based on the proposed Scope of Services provided to the Consultant in writing by the Executive Director or Executive Director’s designee. The Consultant and Executive Director or Executive Director’s designee, and others if appropriate, may have preliminary meetings, if warranted, to further define the Scope of Services and to resolve any questions. The Consultant shall then prepare a Work Order Proposal following the format provided by the City, indicating the proposed Scope of Services, time of performance, staffing, proposed fees, Subconsultants, and deliverable items and/or documents.

The Executive Director or Executive Director’s designee may accept the Work Order Proposal as submitted, reject the Work Order Proposal, or negotiate revisions to the Work Order Proposal. Upon acceptance of a Work Order Proposal, the Omni CRA will prepare a Work Order that will be reviewed by Omni CRA staff and the Executive Director or Executive Director’s designee. Omni CRA will issue a written Notice to Proceed (NTP) after approval of the Work Order by the Executive Director or Executive Director’s designee. All services, with the exception of Bidding assistance and Construction Administration Services, shall be completed by the Consultant within six (6) months from the date of the NTP.

* 1. **PAYMENTS**

The Omni CRA will pay the Consultant in accordance with provisions and limitations of **Attachment B, Compensation and Payments**. No payment will be made for the Consultant's time or services in connection with the preparation of any Work Order Proposal or for any Work done in the absence of an executed Work Order, NTP, and/or Purchase Order.

# **ARTICLE A2 OVERVIEW** **OF PROJECT SERVICES**

Consultant agrees to provide complete architectural services as set forth in the tasks enumerated hereinafter, in accordance with the Florida Building Code, latest edition, all federal, state, county and City, Florida, Laws, Codes and Ordinances, and the Secretary of the Interior's Historic Preservation Professional Qualification Standards as well as regulations and guidelines of Florida Department of State, Florida Division of Historical Resources as follow:

1. **Federal**
2. Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as amended in 2000;
3. 36 C.F.R., Part 800: Protection of Historic Properties;
4. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic;
5. Preservation (36 C.F.R. 68);
6. Professional Qualification Standards (48 FR 44716, September 29, 1983);
7. Standards and Guidelines for Archeology and Historic Preservation (as amended and annotated by the National Park Service); and
8. Standards for the Treatment of Historic Properties, 1995.
9. **State**
10. Chapter 267, Florida Statutes;
11. Chapter 287, Florida Statues, Sec. 287.055
12. Management Procedures and Guidelines for Archaeological and Historical Sites and Properties on State-owned or Controlled Lands; and
13. Archaeological Reports Standards and Guidelines, Chapter 1A-46, Florida.

Consultant shall maintain an adequate staff of qualified personnel on the project(s) at all times to ensure its performance as specified in this Agreement. All current Florida Building Codes and Local County and City Codes and Ordinances, including without limitation Chapters 17 and 23 of the City of Miami City Code, shall be complied with by the proposed restoration of the Citizens Bank Building.

Consultant shall submit one (1) electronic set of all documents and seven (7) copies of documents required under Article A2, without additional charge, for review and approval by the City. Consultant shall not proceed with the next task of the Work until the documents have been approved, in writing, by City, and a Notice to Proceed with the next task has been issued by City.

Consultant is solely responsible for the technical accuracy and quality of their Work. Consultant shall perform all Work in compliance with Florida Administrative Code, Chapter 61G1 and Chapter 481 for architectural services, and Chapter 61G15 and Chapter 471 for engineering services, of the Florida Statutes. Consultant shall perform due diligence, in accordance with best industry practices, in gathering information and inspecting a Project site prior to the commencement of the Work. Consultant shall be responsible for the professional quality, technical accuracy, and coordination of all measurements, dimensions, designs, drawings and specifications, included in the Services furnished by the Consultant under this Agreement. Consultant shall, without additional compensation, correct or revise any errors, omissions, and/or deficiencies in its all measurements, dimensions, designs, drawings, and specifications, included in the Services. Consultant shall also be liable for claims for delay costs, and any increased costs in construction, including but not limited to additional work, demolition of existing work, rework, etc., resulting from any errors, omissions, and/or deficiencies in its measurements, dimensions, designs, drawings, and specifications included in the Services.

**A2.01 Development of Objectives**

**A2.01-1** Consultant shall confer with representatives of Omni CRA, the Project Manager, and other jurisdictional agencies to develop several options for how the various elements of the Project will be designed and constructed.

**A2.01-2** Consultant shall, utilizing a compilation of available documentation, confer with representatives of Omni CRA, the Project Manager, and other jurisdictional agencies in order to comprehensively identify aspects of the completed facility program that may require further refinement to attain the requisite detail of design development required to begin the creation of Construction Documents. For clarity of scope, the items that need further development will be called Conceptuals and the remaining items will be called Designs.

**A2.01-3** Consultant shall prepare written descriptions of the various options and shall participate in presentations to multiple groups explaining alternative options. Sufficient detail shall be provided to support the presentation materials.

**A2.02 Schematic Design**

**A2.02-1 Design Concept and Schematics Report** Consultant shall prepare and present, in writing and at an oral presentation if requested, for approval by City, a Design Concept and Schematics Report, comprising Schematic Design Studies, including an identification of any special requirements affecting the Project, a Statement of Probable Construction Cost, Project Development Schedule, and review of Constructability Review reports.

1. Schematic Design Studies consist of site plan(s), floor plans (where applicable), elevations, sections, and all other elements required by Omni CRA or Project Manager to show the scale and relationship of the components and design concepts of the whole. The floor plans may be single-line diagrams. A simple perspective rendering or sketch, model or photograph thereof may be provided to further show the design concept.
2. A Statement of Probable Construction Cost, prepared in Construction Standard Index (CSI) format, to include a summary of the estimated project cost and an evaluation of funding allocation. Such summary shall be in sufficient detail to identify the costs of each element and include a breakdown of the fees, general conditions, and construction contingency. Such evaluation shall comprise a brief description of the basis for estimated costs per each element and similar project unit costs. Costs shall be adjusted to the projected bid date. Recommendations for reducing the scope of the Project in order to bring the estimated costs within allocated funds, in the event that the statement of Probable Construction Costs exceeds allocated funds, Consultant shall update its documentation, at no additional cost to the Omni CRA, to reflect this reduced scope. Any “Statement of Probable Construction Costs” prepared by Consultant represents a reasonable estimate of cost in Consultant’s best judgment as a professional familiar with the local construction industry.
3. The Project Development Schedule shall show the proposed completion date of each task of the Project through design, bidding, and post design services.
4. Constructability Review reports shall be conducted by the Omni CRA and/or its consultants at design stages deemed necessary by the Project Manager. Consultant shall provide five additional deliverable plan sets for distribution, by Omni CRA, to others for this purpose. There shall be an established deadline for review report submission back to Omni CRA. Consultant shall provide written responses to all comments within two weeks and shall maintain files of all related review reports and response reports. If necessary, City may coordinate Constructability Review meetings with some or all of the reviewers with Consultant present to discuss specific issues. In addition to the Constructability Review process mentioned above, Omni CRA reserves the right to conduct a Peer Review of the project documents at any design stage. Cost of such a Peer Review would be borne by Omni CRA. Any findings as a result of said Peer Review would be addressed by Consultant, and if requested by Omni CRA, would be incorporated into the design documents, at no additional cost to City and no extension of time to the schedule.

**A2.03** **Design Development**

From the approved Schematic Design documents, Consultant shall prepare and present in writing, and at oral presentations, if requested, for approval by Omni CRA, separate Design Development Documents, updated Project Development Schedules, updated Statements of Probable Construction Costs, and a review of Constructability Review reports.

1. The Design Development Documents shall consist of drawings (site plans, floor plans, elevations, and sections), outline specifications, and other documents.
2. Design Development consists of continued development and expansion of architectural and/or civil Schematic Design Documents to establish the final scope, relationships, forms, size, and appearance of each element through:

2.1 Plan sections and elevations

2.2 Typical construction details

2.3 Final materials selection

2.4 Construction phasing plan

1. The updated Development Schedules shall show the proposed completion dates of each milestone of each Project through design, bidding, construction, and proposed date of occupancy. Consultant will also detail all long lead procurement items and architecturally significant equipment that will need to be purchased prior to the completion of Construction Documents.
2. Provide updated Statements of Probable Construction Cost. If either statement of Probable Construction Cost exceeds allocated funds, Consultant shall prepare recommendations for reducing the scope of that particular Project in order to bring the estimated costs within allocated funds. Consultant shall update its documentation, at no additional cost to the Omni CRA, to reflect this reduced scope.
3. Constructability Review Reports.
4. Prepare a summary report and/or Design Development drawings or sketches showing the foundations and the framing of the proposed Primary Structural System, including materials, gross sizes, and critical details. These documents may become partially completed working drawings.
5. Review the initial results of any special studies required which are established during the Schematic Design Phase and determine their effects on the Structural System.
6. Review any geotechnical report for structural concerns and for the recommended foundation system.
7. Establish drawing and drafting standards for the Project with the client and design team, such as grid lines, match lines, scale and sheet size.
8. Assist the client and design team in preparing a preliminary opinion of costs and an outline of specifications.

**A2.04** **Construction Documents**

From the approved Design Development Documents, Consultant shall prepare for written approval by Omni CRA, Final Construction Documents setting forth all design drawings and specifications needed to comprise a fully biddable, permittable, constructible Project.

Consultant shall produce 30%, 60%, 90%, and Final Construction Documents for review and approval by Omni CRA, which shall include the following:

1. A Drawing Cover Sheet listing an index of all number of drawings by each discipline. Drawings not included in the 30%, 60%, 90%, and Final review shall be noted. Consultant shall attach an index of all anticipated drawing sheets necessary to fully define the Project.
2. The updated Project Development Schedule to include an outline of major construction milestone activities and the recommended construction duration period in calendar days.
3. An updated Statement of Probable Construction Cost in CSI format.
4. Consultant may also be authorized to include in the Construction Documents approved additive and/or deductive alternate bid items, to permit Omni CRA to award a Construction Contract within the limit of the budgeted amount.
5. A Project Specifications index and Project Manual with at least 30%, 60%, 90%, and Final of the Specifications completed. Documents submittal shall also include all sections of Divisions “0” and “1.”
6. Perform an internal review and check the structural design and the structural Contract Documents including the interrelationship of the Primary Structural System with the designs prepared by other design disciplines. The prime design professional is responsible for overall coordination of the various engineering disciplines.
7. Assist, if required, in obtaining approval by appropriate review agencies.
8. Assist, if required, with manufacturer or supplier recommendations.
9. Consultant shall include, and will be paid for, Omni CRA-requested alternates outside of the established Project scope or that are not constructed due to a lack of funds. Omni CRA will pay no fee in connection with alternates required by the failure of Consultant to design the Project within the Fixed Limit of Construction Cost.
10. Consultant shall not proceed with further construction document development until approval of the 30% documents is received in writing from Omni CRA. Approval by Omni CRA shall be for progress only and does not relieve Consultant of its responsibilities and liabilities relative to code compliance and to other covenants contained in this Agreement. Consultant shall resolve all questions indicated on the documents and make all changes to the documents necessary in response to the review commentary. The 30% Documents review (check) set shall be returned to Omni CRA upon submission of 60% complete Construction Documents and Consultant shall provide an appropriate response to all review comments noted on these previously submitted documents.

Of the seven (7) copies to be provided, the Consultant shall submit four (4) full size copies of the drawings and specifications, and one digital copy in .pdf format.

**A2.04-1 Maximum Cost Limit** Prior to authorizing the Consultant to proceed with preparation of Construction Document Development, the Omni CRA shall establish and communicate to the Consultant, a maximum sum for the cost of construction of the Project ("Maximum Cost Limit"). If the Omni CRA has not advertised for bids within ninety (90) days after the Consultant submits the Final Design to the Omni CRA, the estimate of the cost of construction shall be adjusted by Consultant. Notwithstanding anything above to the contrary, the Omni CRA may require the Consultant to revise and modify Construction Documents and assist in the re-bidding of the Work at no additional cost or fee to the City if all responsive and responsible bids received exceed ten (10%) percent of the Maximum Cost Limit.

**A2.04-2 Dry Run Permitting** The Consultant shall file and follow-up for approval of building permits at the earliest practicable time during the performance of the Work, for approval by City, County, State and/or Federal authorities having jurisdiction over the Project by law or contract with the City, and shall assist in obtaining any such applicable certifications of permit approval by such authorities prior to approval by Omni CRA of the final set and printing of the Construction Documents. The Consultant shall promptly, at any time during the performance of the Work hereunder, advise the Omni CRA of any substantial increases in costs set forth in the Statement of Probable Construction Cost.

Upon completion of dry run permitting, Consultant shall provide as part of the seven (7) copies to be submitted, five (5) full size sealed copies of the drawings and specifications. Consultant shall also provide digital versions of the drawings in .dwg, .plt, and .pdf formats. The specification additional terms and conditions shall be provided in both .pdf and .doc formats.

**A2.05** **Bidding and Award of Contract**

**A2.05-1 Bid Documents Approvals and Printing** Upon obtaining all necessary approvals of the Construction Documents from authorities having jurisdiction, and acceptance by the Omni CRA of the 100% Construction Documents and latest Statement of Probable Construction Cost, the Consultant shall assist the Omni CRA in obtaining bids and preparing and awarding the construction contract. The Omni CRA, for bidding purposes, will have the bid documents printed, or at its own discretion, may authorize such printing as a reimbursable service to the Consultant.

**A2.05-2 Issuance of Bid Documents, Addenda, and Bid Opening**

1. The Omni CRA shall issue the Bid Documents to prospective bidders and keep a complete List of Bidders.
2. The Consultant shall assist the Omni CRA in the preparation of responses to questions if any are required during the bidding period. The Omni CRA shall issue all addenda clarifications or responses.
3. The Consultant shall prepare revised plans, if required, for the Omni CRA to issue to all prospective bidders.
4. The Omni CRA will schedule a "Pre-Bid Meeting" on an as needed basis, for the Project. The Consultant shall attend all pre-bid meetings and when warranted, require attendance of Subconsultants at such meetings.
5. The Consultant will be present at the bid opening, if requested by the Omni CRA.

**A2.05-3 Bid Evaluation and Award**

The Consultant shall assist the Omni CRA in evaluation of bids, determining the responsiveness of bids and the preparation of documents for Award of a contract. If the lowest responsive Base Bid received exceeds the Total Allocated Funds for Construction, the Omni CRA may:

1. Approve an increase in the Project cost and award a Contract;
2. Reject all bids and re-bid the Project within a reasonable time with no change in the Project or additional compensation to the Consultant;
3. Direct the Consultant to revise the scope and/or quality of construction, and rebid the Project. The Consultant shall, without additional compensation, modify the Construction Documents as necessary to bring the Probable Construction Cost based on such revisions within the Total Authorized Construction Budget. The Omni CRA may exercise such option where the bid price exceeds 10% of the Fixed Construction Budget provided to the Consultant and as may be modified by the Omni CRA and the Consultant prior to soliciting bids.
4. Suspend, cancel, or abandon the Project.

Note: Under item three (3), above, the Consultant shall, without additional compensation, modify the Construction Documents as necessary to bring the Probable Construction Cost within the budgeted amount.

**A2.06 Administration of the Construction Contract**

**A2.06-1** The Construction Phase shall begin with the issuance of the NTP and shall end when the Consultant has provided to the Omni CRA all post construction documents, including Contractor As-Built drawings, Consultant's record drawings, warrantees, guarantees, operational manuals, and Certificate(s) of Occupancy have been delivered to the Omni CRA and the Omni CRA approves the final payment to the Consultant. During this period, the Consultant shall provide administration of the construction contract as provided by this Agreement, and as provided by law.

**A2.06-2** The Consultant, as the representative of the Omni CRA during the Construction Phase, shall advise and consult with the Omni CRA and shall have the authority to act on behalf of the Omni CRA to the extent provided in the General Conditions and the Supplementary Conditions of the construction contract and their Agreement with the Omni CRA.

**A2.06-3** The Consultant, as the representative of the Omni CRA during the Construction Phase shall visit the Project site to conduct field observations, at a minimum on a weekly basis, and at all key construction events to ascertain the progress of the Project, and shall visit the site as appropriate to conduct field inspections to ascertain the progress of the Project and determine, in general, if the Work is proceeding in accordance with the Contract Documents. The Consultant shall provide any site visits necessary for certification if required by the authorities having jurisdiction. Threshold inspection shall be provided by the Consultant at no additional cost to the Omni CRA. The Consultant shall report on the progress of the Work, including any defects and deficiencies that may be observed in the Work. The Consultant will not be required to make extensive inspections or provide continuous daily on-site inspections to check the quality or quantity of the Work unless otherwise set forth in this Agreement. The Consultant shall be responsible for writing and distributing minutes of all meetings and field inspections report it is asked to attend. Consultant will not be held responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work. The Consultant will not be held responsible for the Contractor's or subcontractors', or any of their agents' or employees' failure to perform the work in accordance with the contract unless such failure of performance results from the Consultant's acts or omissions.

**A2.06-4** The Consultant shall furnish the Omni CRA with a written report of all observations of the Work made by Consultant and require all Subconsultants to do the same during each visit to the Project. The Consultant shall also note the general status and progress of the Work on forms furnished by the Omni CRA. The Consultant shall submit the reports in a timely manner. The Consultant and Subconsultants shall ascertain that the Work is acceptable to the Omni CRA. Consultant shall assist the Omni CRA in ensuring that the Contractor is making timely, accurate, and complete notations on the "as-built" drawings. Copies of the field reports shall be attached to the monthly Professional Services payment request for construction administration services. The Consultant's failure to provide written reports of all site visits or minutes of meetings shall result in the rejection of payment requests and may result in a proportional reduction in Construction Administration fees paid to the Consultant.

**A2.06-5** Based on observations at the Project site and consultation with the Omni CRA, the Consultant shall determine the amount due to the Contractor based on the pay for performance milestones and shall recommend approval of such amount as appropriate. This recommendation shall constitute a representation by the Consultant to the Omni CRA that, to the best of the Consultant's knowledge, information and belief, the Work has progressed to the point indicated, and that the quality of the Work is in accordance with the contract and the Contractor is entitled to amount stated on the requisition subject to:

1. A detailed evaluation of the Work for conformance with the contract upon substantial completion;
2. The results of any subsequent tests required by the contract;
3. Minor deviations from the contract correctable prior to completion; and
4. Any specific qualifications stated in the payment certificate and further that the Contractor is entitled to payment in the amount agreed upon at a requisition site meeting or as stated on the requisition.

Prior to recommending payment to the Contractor, the Consultant shall prepare a written statement to the Omni CRA on the status of the Work relative to the Construction Schedule, which shall be attached to the Contractor's Requisition. Such statement shall be prepared immediately following the requisition field meeting and shall not be cause for delay in timely payment to the Contractor. By recommending approval of a Payment Certificate, the Consultant shall not be deemed to represent that the Consultant has made any examination to ascertain how and for what purpose the Contractor has used money paid on account of the Construction Contract Sum.

**A2.06-6** The Consultant shall be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder. The Consultant shall render interpretations necessary for the proper execution or progress of the Work upon written request of either the Omni CRA or the Contractor, and shall render written decisions, within maximum of ten (10) calendar days, on all claims, disputes and other matters in question between the Omni CRA and the Contractor relating to the execution or progress of the Work. Interpretations and decisions of the Consultant shall be consistent with the intent of and reasonably inferable from, the Contract Documents and shall be in written or graphic form.

**A2.06-7** The Consultant shall have the authority to recommend rejection of Work, which does not conform, to the Contract Documents. Whenever, in his/her reasonable opinion, the Consultant considers it necessary or advisable to insure compliance with the Contract Documents, the Consultant will have the authority to recommend special inspection or testing of any Work deemed to be not in accordance with the Contract, whether or not such Work has been fabricated and/or delivered to the Project, or installed and completed.

**A2.06-8** The Consultant shall promptly review and approve, reject or take action on shop drawings, samples, RFIs and other submissions of the Contractor. Changes or substitutions to the construction documents shall not be authorized without concurrence of the Omni CRA's Project Manager and/or Executive Director. The Consultant shall have a maximum of ten (10) calendar days from receipt of shop drawings, samples, RFI’s or other submittals by the Contractor, to return the shop drawings or submittals to the Contractor with comments indicating either approval or disapproval. Consultant shall provide the Contractor with a detailed written explanation as to the basis for rejection. Consultant shall have five (5) calendar days to review contractor payment applications to ensure the Omni CRA complies with Florida Statute §218.70.

**A2.06-9** The Consultant shall initiate and prepare required documentation for changes as required by the Consultant’s own observations or as requested by the Omni CRA, and shall review and recommend action on proposed changes. Where the Contractor submits a request for Change Order or Change Proposal request, the Consultant shall, within ten (10) calendar days, review and submit to the Omni CRA, his/her recommendation or proposed action along with an analysis and/or study supporting such recommendation.

**A2.06-10** The Consultant shall examine the Work upon receipt of the Contractor's request for substantial completion inspection of the Project and shall, prior to occupancy by the Omni CRA, recommend execution of a "Certificate of Acceptance for Substantial Completion” after first ascertaining that the Project is substantially complete in accordance with the contract requirements. The Consultant shall in conjunction with representatives of the Omni CRA and the Contractor prepare a punch-list of any defects and discrepancies in the Work required to be corrected by the Contractor in accordance with Florida Statute 218.735. Upon satisfactory completion of the punch-list, the Consultant shall recommend execution of a "Certificate of Final Acceptance" and final payment to the Contractor. The Consultant shall obtain from the Contractor upon satisfactory completion of all items on the punch-list, all necessary close-out documentation from the Contractor including but not limited to all guarantees, operating and maintenance manuals for equipment, releases of liens/claims and such other documents and certificates as may be required by applicable codes, law, and the contract, and deliver them to the Omni CRA before final acceptance shall be issued to the Contractor.

**A2.06-11** The Consultant shall monitor and provide assistance in obtaining the Contractor's compliance with its contract relative to 1) initial instruction of Omni CRA's personnel in the operation and maintenance of any equipment or system, 2) initial start-up and testing, adjusting and balancing of equipment and systems and 3) final clean-up of the Project to assure a smooth transition from construction to occupancy by the Omni CRA.

**A2.06-12** The Consultant shall review the Contractor’s “as built” drawings and submit them to the Omni CRA upon approval by the Consultant. The Contractor is responsible for preparing the “as built” drawings.

**A2.06-13** The Consultant shall furnish to the Omni CRA the original documents, including drawings, revised to “as-built" conditions based on information furnished by the Contractor; survey, and specific condition. In preparing the “Record Set" of drawings and other documents, the Consultant shall rely on the accuracy of the information provided by the Contractor, including the Contractor's record drawings. Any certification required under this Agreement including the contents of “as-built” documents is conditioned upon the accuracy of the information and documents provided by the Contractor. Transfer of changes made by “Change Authorization,” “Change Order,” “Request for Information,” substitution approvals, or other clarifications shall be the Consultant's responsibility to incorporate into the "Record Set" of drawings and other record documents. Changes made in the field to suit field conditions, or otherwise made by the Contractor for its convenience, shall be marked by the Contractor on the "Field Record Set" and transferred to the original contract documents by the Consultant. The original documents, as well as the "Record Set" shall become the property of the Omni CRA. A reproducible set of all other final documents shall be furnished to the Omni CRA free of charge by the Consultant. The Consultant shall furnish to the Omni CRA one complete set of "Record Set Drawings,” in Auto CADD (computer-aided design and drafting) Version 2000 or such other format acceptable to the Omni CRA.

**A2.06-14** The Consultant shall furnish to the Omni CRA a simplified site plan and floor plan(s) reflecting "as-built" conditions with graphic scale and north arrow. Plans must show room names, room numbers, overall dimensions, square footage of each floor and all fonts used in the drawings. Two sets of drawings shall be furnished on 24" x 36" sheets and one electronic copy.

**A2.06-15** The Consultant shall assist the Omni CRA in the completion of the Contractor's performance evaluation during construction work and upon final completion of the Project.

**A2.07 TIME FRAMES FOR COMPLETION OF PROJECT**

The following periods are sequential from the date of the NTP. A concurrent project timeline is attached as Schedule A5.

1. Development of Objectives TBD during Negotiations
2. Schematic Design TBD during Negotiations
3. Design Development TBD during Negotiations
4. 30% Construction Documents TBD during Negotiations
5. 60% Construction Documents TBD during Negotiations
6. 90% Construction Documents TBD during Negotiations
7. Dry – Run Permitting TBD during Negotiations
8. Final Construction Documents TBD during Negotiations
9. Bidding and award of Construction Contract TBD during Negotiations
10. Construction Contract Administration TBD during Negotiations

**ARTICLE A3 ADDITIONAL SERVICES**

**A3.01 GENERAL**

Services categorized below as “Additional Services” may be specified and authorized by Omni CRA and are normally considered to be beyond the scope of the Basic Services. Additional Services shall either be identified in a Work Order or shall be authorized by prior written approval of the Executive Director and will be compensated for as provided in Attachment "B,” Section B3.05.

**A3.02 EXAMPLES**

Except as may be specified in Schedule A herein, Additional Services may include, but are not limited to the following:

**A3.02-1 Appraisals**: Investigation and creation of detailed appraisals and valuations of existing facilities, and surveys or inventories in connection with construction performed by Omni CRA.

**A3.02-2 Specialty Design:** Any additional special professional services not included in the Scope of Work.

**A3.02-3 Pre-Design Surveys & Testing:** Environmental investigations, site evaluations, or comparative studies of prospective sites. Surveys of the existing structure required to complete as-built documentation are not additional services.

**A3.02-4 Extended Testing & Training**: Extended assistance beyond that provided under Basic Services for the initial start-up, testing, adjusting and balancing of any equipment or system; extended training of Omni CRA’s personnel in operation and maintenance of equipment and systems, and consultation during such training; and preparation of operating and maintenance manuals, other than those provided by the Contractor, sub-contractor, or equipment manufacturer.

**A3.02-5 Major Revisions**: Making major revisions to drawings and specifications resulting in or from a change in Scope of Work, when such revisions are inconsistent with written approvals or instructions previously given by Omni CRA and are due to causes beyond the control of Consultant. (Major revisions are defined as those changing the Scope of Work and arrangement of spaces and/or scheme and/or any significant portion thereof).

**A3.02-6 Expert Witness**: Preparing to serve or serving as an expert witness in connection with any arbitration proceeding or legal proceeding, providing, however, that Consultant cannot testify against the Omni CRA in any proceeding during the course of this Agreement.

**A3.02-7 Miscellaneous**: Any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural/engineering practice related to construction.

**A3.03 ADDITIONAL DESIGN**

The Omni CRA may, at its option, elect to proceed with additional services relating to the Project.

**ARTICLE A4 REIMBURSABLE EXPENSES**

**A4.01 GENERAL**

Reimbursable Expenses cover those services and items authorized by the Omni CRA in addition to the Basic and Additional Services and consist of actual, direct expenditures made by the Consultant and the Subconsultant for the purposes listed below. Transportation, travel, and per diem expenses shall not be considered as reimbursable expenses under this Agreement.

**A4.01-1 Communications Expenses**: Identifiable communication expenses approved by the Project Manager, long distance telephone, courier and express mail between the Consultant’s various permanent offices and Subconsultant. The Consultant’s field office at the Project site is not considered a permanent office. Cell phones will not be considered as reimbursable expenses under this Agreement.

**A4.01-2 Reproduction, Photography**: Cost of printing, reproduction or photography, beyond that which is required by or of the Consultant’s part of the work, set forth in this Agreement.

**A4.01-4 Permit Fees**: All Permit fees paid to regulatory agencies for approvals directly attributable to the Project. These permit fees do not include those permits required to be paid by the Consultant.

**A4.01-5 Surveys:** Site surveys and special purpose surveys when pre-authorized by the Project Manager.

**A4.01-6 Other:** Items not indicated in Section 4.01 when authorized by the Project Manager.

The Omni CRA will reimburse the Consultant for authorized Reimbursable Expenses pursuant to the limitations of this Agreement as verified by supporting documentation deemed appropriate by Executive Director or Executive Director’s designee including, without limitation, detailed bills, itemized invoices, and/or copies of cancelled checks.

**A4.02 SUBCONSULTANT REIMBURSEMENTS**

Reimbursable Subconsultant expenses are limited to the items described above when the Subconsultant‘s agreement provides for reimbursable expenses and when such agreement has been previously approved, in writing, by the Executive Director and subject to all budgetary limitations of the Omni CRA and requirements of this Agreement.

**ARTICLE A5** **CITY’S RESPONSIBILITIES**

**A5.01 PROJECT AND SITE INFORMATION**

Omni CRA, at its expense and insofar as performance under this Agreement may require, may furnish Consultant with the information described below, or, if not readily available, may authorize Consultant to provide such information as an Additional Service, eligible as a Reimbursable Expense.

**A5.01-1 General Project Information**: Information regarding Project Budget, City and State procedures, guidelines, forms, formats, and assistance required establishing a program as per Section A2.02, Schematic Design.

**A5.01-2 Existing Drawings**: Drawings representing as-built conditions at the time of original construction, subject to as-built availability. However, such drawings, if provided, are not warranted to represent conditions as of the date of receipt. Consultant must still perform field investigations as necessary in accordance with Section A2.01 to obtain sufficient information to perform its services. Investigative services in excess of "Development of Objectives/Normal Requirements," as defined, must be authorized in advance.

**A5.01-3 Reliability**: The services, information, surveys, and reports described in A5.01-1 and A5.01-2 above, shall be furnished at Omni CRA's expense, and Consultant shall be entitled to rely upon the accuracy and completeness thereof, provided Consultant has reviewed all such information to determine if additional information and/or testing is required to properly design the Project.

**A5.02 CONSTRUCTION MANAGEMENT**

**A5.02-1** During construction, Consultant and the Omni CRA staff shall assume the responsibilities described in the general conditions and supplementary conditions of the construction contract relating to review and approval of the construction work by the Contractor.

**A5.02-2** If Omni CRA observes or otherwise becomes aware of any fault or defective Work in the Project, or other nonconformance with the contract during construction, Omni CRA shall give prompt notice thereof to Consultant.

**ATTACHMENT A**

## **SCHEDULE A1 – SubConsultants**

|  |  |
| --- | --- |
| **FIRM NAME** | **CONSULTING FIELD** |
|  |  |
|  |  |
|  |  |
|  |  |

## **SCHEDULE A2 – KEY STAFF**

|  |  |
| --- | --- |
| **NAME** | **JOB CLASSIFICATION** |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

# **ATTACHMENT B - COMPENSATION AND PAYMENTS**

**ARTICLE B1 METHOD OF COMPENSATION**

The fees for Professional Services for each Work Order shall be determined by one of the following methods or a combination thereof, at the option of the Executive Director or Executive Director’s designee, with the consent of the Consultant.

1. A Lump Sum as defined in Article B3.01, Lump Sum.
2. An Hourly Rate as defined in Article B3.02, Hourly Rate Fees, and at the rates set forth pursuant to the same.
	1. **COMPENSATION LIMITS**

The aggregate sum of all payments for fees and costs, including reimbursable expenses, to the Consultant payable by the Omni CRA under this Agreement shall be limited to the amount specified in Article 2.05-1 Compensation Limits, as the maximum compensation limit for cumulative expenditures under this Agreement. Under no circumstances will the Omni CRA have any liability for work performed, or as otherwise may be alleged or claimed by the Consultant, beyond the cumulative amount provided herein, except where specifically approved in accordance with the City Code by the Executive Director or Board as applicable as an increase to the Agreement and put into effect via an Amendment to this Agreement.

* 1. **CONSULTANT NOT TO EXCEED**

Absent an amendment to the Agreement or to any specific Work Order, any maximum dollar or percentage amounts stated for compensation shall not be exceeded. In the event they are so exceeded, the Omni CRA shall have no liability or responsibility for paying any amount of such excess, which will be at the Consultant’s own cost and expense.

1. **WAGE RATES**
	1. **FEE BASIS**

All fees and compensation payable under this Agreement shall be formulated and based upon the averages of the certified Wage Rates that have been received and approved by the Executive Director. The averages of said certified Wage Rates are summarized in **Schedule B1 - Wage Rates Summary** incorporated herein by reference. Said Wage Rates are the effective direct hourly rates, as approved by the Omni CRA, of the Consultant and Subconsultant employees in the specified professions and job categories that are to be utilized to provide the services under this Agreement, regardless of manner of compensation.

* 1. **EMPLOYEES AND JOB CLASSIFICATIONS**

**Schedule B1 - Wages Rates Summary** identifies the professions, job categories, and/or employees expected to be used during the term of this Agreement. These include architects, engineers, landscape architects, professional interns, designers, CADD technicians, project managers, GIS and environmental specialists, specification writers, clerical/administrative support, and others engaged in the Work. In determining compensation for a given Scope of Work, the Omni CRA reserves the right to recommend the use of the Consultant employees at particular Wage Rate levels.

* 1. **MULTIPLIER**

For Work assigned under this Agreement, a maximum multiplier of 2.9 for home office and 2.4 for field office shall apply to Consultant’s hourly Wage Rates in calculating compensation payable by the Omni CRA. Said multiplier is intended to cover the Consultant employee benefits and the Consultant’s profit and overhead, including, without limitation, office rent, local telephone and utility charges, office and drafting supplies, depreciation of equipment, professional dues, subscriptions, stenographic, administrative and clerical support, other employee time or travel and subsistence not directly related to a project.

* 1. **CALCULATION**

Said Wage Rates are to be utilized by the Consultant in calculating compensation payable for specific assignments and Work Orders as requested by the Omni CRA. The Consultant shall identify job classifications, available staff, and projected man-hours required for the proper completion of tasks and/or groups of tasks, milestones, and deliverables identified under the Scope of Work as exemplified in **Schedule B2 - Wage Summary Rates**.

* 1. **EMPLOYEE BENEFITS AND OVERHEAD**

Regardless of the method of compensation elected herein, compensation paid by the Omni CRA shall, via the Multiplier, cover all the Consultant costs including, without limitation, employee fringe benefits (e.g. sick leave, vacation, holiday, unemployment taxes, retirement, medical, insurance, and unemployment benefits), and an overhead factor. Failure to comply with this section shall be cause for termination of this Agreement.

* 1. **ESCALATION**

There shall be no escalation clause as part of this Agreement.

1. **COMPUTATION OF FEES AND COMPENSATION**

The Omni CRA agrees to pay the Consultant, and the Consultant agrees to accept for services rendered pursuant to this Agreement, fees computed by one or a combination of the methods outlined above, as applicable, in the following manner:

* 1. LUMP SUM

Compensation for a Scope of Work can be a Lump Sum and must be mutually agreed upon in writing by the Omni CRA and the Consultant and stated in a Work Order. Lump Sum compensation is the preferred method of compensation.

### **B3.01-1 Lump Sum**: Shall be the total amount of compensation where all aspects of Work are clearly defined, quantified and calculated.

### **B3.01-2 Modifications to Lump Sum:** If the Omni CRA authorizes a substantial or material change in the Scope of Services, the Lump Sum compensation for that portion of the Services may be equitably and proportionately adjusted by mutual consent of the Executive Director or Executive Director’s designee and Consultant, subject to such additional approvals as may be required by legislation or ordinance.

### **B3.01-3** Lump Sum compensation shall be calculated by Consultant, utilizing the Wage Rates established herein including multiplier, and reimbursable expenses. Prior to issuing a Work Order, the Omni CRA may require Consultant, to verify or justify its requested Lump Sum compensation. Such verification shall present sufficient information as depicted in **Attachment A, Schedule A2 - Key Staff**.

* 1. **HOURLY RATE FEES**

**B3.02-1** Hourly Rate Fees shall be those rates for Consultant and Subconsultant employees identified in Schedule B1. All hourly rate fees will include a maximum not to exceed figure, inclusive of all costs expressed in the contract documents. The Omni CRA shall have no liability for any fee, cost, or expense above this figure

**B3.02-2 CONDITIONS FOR USE**

Hourly Rate Fees shall be used only in those instances where the parties agree that it is not possible to determine, define, quantify, and/or calculate the complete nature, and/or aspects, tasks, man-hours, or milestones for a particular Project or portion thereof at the time of Work Order issuance. Hourly Rate Fees may be utilized for Additional Work that is similarly indeterminate. In such cases, the Omni CRA will establish an Allowance in the Work Order that shall serve as a Not to Exceed Fee for the Work to be performed on an Hourly Rate Basis.

* 1. **REIMBURSABLE EXPENSES**

Any fees for authorized reimbursable expenses shall not include charges for the Consultant handling, office rent or overhead expenses of any kind, including local telephone and utility charges, office and drafting supplies, depreciation of equipment, professional dues, subscriptions, etc., reproduction of drawings and specifications (above the quantities set forth in this Agreement), mailing, stenographic, clerical, or other employees time or travel and subsistence not directly related to a project. All reimbursable services shall be billed to the Omni CRA at direct cost expended by the Consultant. Omni CRA authorized reproductions in excess of sets required at each phase of the Work will be a Reimbursable Expense.

The Omni CRA will reimburse the Consultant for authorized Reimbursable Expenses pursuant to the limitations of this Agreement as verified by supporting documentation deemed appropriate by Executive Director or Executive Director’s designee including, without limitation, detailed bills, itemized invoices, and/or copies of cancelled checks.

B3.04 **FEES FOR ADDITIVE or DEDUCTIVE ALTERNATES**

The design of additive and deductive alternates contemplated as part of the original Scope for a Project as authorized by the Executive Director will be considered as part of Basic Services. The design of additive and deductive alternates that are beyond the original Scope of Work and construction budget may be billed to the Omni CRA as Additional Services. The fees for alternates will be calculated by one of the three methods outlined above, as mutually agreed by the Executive Director and the Consultant.

**B3.05 FEES FOR ADDITIONAL SERVICES**

The Consultant may be authorized to perform Additional Services for which additional compensation and/or Reimbursable Expenses, as defined in this Agreement under Article A4 and B3.03 respectively, may be applicable. The Consultant shall utilize the Work Order Proposal Form and worksheets, which can be found on the City’s Webpage at <http://www.miamigov.com/MiamiCapital/forms.html>.

The webpage also provides the procedures for completing these forms. Failure to use the forms or follow the procedures will result in the rejection of the Work Order Proposal.

**B3.05-1 Determination of Fee**

The compensation for such services will be one of the methods described herein; mutually agreed upon Lump Sum or Hourly Rate, with a Not to Exceed Limit.

**B3.05-2 Procedure and Compliance**

An independent and detailed Notice to Proceed (NTP), and an Amendment to a specific Work Order, shall be required to be issued and signed by the Executive Director for each additional service requested by the Omni CRA. The NTP will specify the fee for such service and upper limit of the fee, which shall not be exceeded, and shall comply with the City of Miami regulations, including the Purchasing Ordinance, the Consultants’ Competitive Negotiation Act, and other applicable laws.

**B3.05-3 Fee Limitations**

Any authorized compensation for Additional Services, either professional fees or reimbursable expenses, shall not include additional charges for office rent or overhead expenses of any kind, including local telephone and utility charges, office and drafting supplies, depreciation of equipment, professional dues, subscriptions, etc., reproduction of drawings and specifications, mailing, stenographic, clerical, or other employees time or travel and subsistence not directly related to a project. For all reimbursable services and Subconsultant costs, the Consultant will apply the multiplier of one (1.0) times the amount expended by the Consultant.

**B3.06 PAYMENT EXCLUSIONS**

The Consultant shall not be compensated by the Omni CRA for revisions and/or modifications to drawings and specifications, for extended construction administration, or for other work when such work is due to errors or omissions of the Consultant as determined by the Omni CRA.

**B3.07 FEES RESULTING FROM PROJECT SUSPENSION**

If a project is suspended for the convenience of the Omni CRA for more than three months or terminated without any cause in whole or in part, during any Phase, the Consultant shall be paid for services duly authorized, performed prior to such suspension or termination, together with the cost of authorized reimbursable services and expenses then due, and all appropriate, applicable, and documented expenses resulting from such suspension or termination. If the Project is resumed after having been suspended for more than three months, the Consultant’s further compensation shall be subject to renegotiations.

1. **PAYMENTS TO THE CONSULTANT**
	1. **PAYMENTS GENERALLY**

Payments for Basic Services may be requested monthly in proportion to services performed during each Phase of the Work. The Subconsultant fees and Reimbursable Expenses shall be billed to the Omni CRA in the actual amount paid by the Consultant. The Consultant shall utilize the City’s Invoice Form, which can be found on the OCI website at <http://www.miamigov.com/MiamiCapital/forms.html>. Failure to submit invoice(s) within 60 days following the provision of Services contained in such invoice may be cause for a finding of default. Failure to use the City Form will result in rejection of the invoice.

* 1. **FOR COMPREHENSIVE BASIC SERVICES**

For those Projects and Work Orders where comprehensive design services are stipulated, said payments shall, in the aggregate, not exceed the percentage of the estimated total Basic Compensation indicated below for each Phase.

* 1. **BILLING – HOURLY RATE**

Invoices submitted by the Consultant shall be sufficiently detailed and accompanied by supporting documentation to allow for proper audit of expenditures. When services are authorized on an Hourly Rate basis, the Consultant shall submit for approval by the Executive Director, a duly certified invoice, giving names, classification, salary rate per hour, hours worked and total charge for all personnel directly engaged on a project or task. To the sum thus obtained, any authorized Reimbursable Services Cost may be added. The Consultant shall attach to the invoice all supporting data for payments made to and incurred by the Subconsultants engaged on the Project. In addition to the invoice, the Consultant shall, for Hourly Rate authorizations, submit a progress report giving the percentage of completion of the Project development and the total estimated fee to completion.

* 1. **PAYMENT FOR ADDITIONAL SERVICES AND REIMBURSABLE EXPENSES**

Payment for Additional Services may be requested monthly in proportion to the services performed. When such services are authorized on an Hourly Rate basis, the Consultant shall submit for approval by the Executive Director, a duly certified invoice, giving names, classification, salary rate per hour, hours worked and total charge for all personnel directly engaged on a project or task. To the sum thus obtained, any authorized Reimbursable Services Cost may be added. The Consultant shall attach to the invoice all supporting data for payments made to or costs incurred by the Subconsultants engaged on the project or task.

In addition to the invoice, the Consultant shall, for Hourly Rate authorizations, submit a progress report giving the percentage of completion of the Project development and the total estimated fee to completion.

* 1. **DEDUCTIONS**

No deductions shall be made from the Consultant’s compensation on account of liquidated damages assessed against contractors or other sums withheld from payments to contractors.

1. **REIMBURSABLE EXPENSES**
	1. **GENERAL**

Reimbursable Expenses are those items authorized by the Omni CRA outside of or in addition to the Scope of Work as identified in the Work Order (as Basic Services and/or Additional Services) and consist of actual expenditures made by the Consultant and the Consultants’ employees, the Subconsultants, and the Specialty Subconsultants in the interest of the Work for the purposes identified below:

* + 1. **Transportation:** Transportation shall not be considered as reimbursable expenses under this Agreement.

**B5.01-2** **Travel and Per Diem:** Travel and per diem expensesshall not be considered as reimbursable expenses under this Agreement.

* + 1. **Communication Expenses:** Identifiable communication expenses approved by the Project Manager, long distance telephone, courier and express mail between Consultant and Subconsultants.
		2. **Reproduction, Photography:** Cost of printing, reproduction or photography, beyond that which is required by or of the Consultant to deliver services, set forth in this Agreement. All reimbursable expenses must be accompanied by satisfactory documentation.
		3. **Permit Fees:** All Permit fees paid to regulatory agencies for approvals directly attributable to the Project. These permit fees do not include those permits required to be paid by the construction Contractor.

**B5.01-6 Surveys:** Site surveys and special purpose surveys when pre-authorized by the Project Manager.

* 1. **REIMBURSEMENTS TO THE SUBCONSULTANTS**

Reimbursable Subconsultant’s expenses are limited to the items described above when the Subconsultant agreement provides for reimbursable expenses and when such agreement has been previously approved in writing by the Executive Director and subject to all budgetary limitations of the Omni CRA and requirements of Article B5, Reimbursable Expenses, herein.

1. **COMPENSATION FOR REUSE OF PLANS AND SPECIFICATIONS**
	1. **GENERAL**

It is understood that all Consultant agreements and/or Work Orders for new work will include the provision for the re-use of plans and specifications, including construction drawings, at the Omni CRA’s sole option, by virtue of signing this agreement they agree to a re-use in accordance with this provision without the necessity of further approvals, compensation, fees or documents being required and without recourse for such re-use.

**ATTACHMENT B - COMPENSATION**

**SCHEDULE B1 – WAGE RATES SUMMARY**

|  |  |  |
| --- | --- | --- |
| **JOB CLASSIFICATION** | **NEGOTIATED HOURLY RATE** | **ADJUSTED****AVERAGE HOURLY RATE** **(Multiplier Applied)** |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

**ATTACHMENT B**

## **SCHEDULE B2 – CONSULTANT INVOICE**

