

AGREEMENT
between
THE CITY OF COCONUT CREEK
And
UNITED STATES SERVICE INDUSTRIES, INC. (USSI)
for
JANITORIAL SERVICES
RFP NO. 08-26-15-11

THIS AGREEMENT is made and entered into this 8th day of October, 2015 by and between the City of Coconut Creek, a municipal corporation, with principal offices located at 4800 West Copans Road, Coconut Creek, FL 33063 (the "CITY") and United States Service Industries, Inc. (USSI) with offices located at 4330 East-West Highway, Suite 200, Bethesda, MD 20814 (the "Contractor") to provide Janitorial Services pursuant to RFP No.08-26-15-11.

Now therefore, in consideration of the mutual covenants hereinafter set forth, the City and Contractor agree as follows:

1) The Contract Documents

The contract documents consist of this Agreement, Exhibit "A" Schedule of Proposal Prices, conditions of the contract of RFP No. 08-26-15-11, all addenda issued prior to, and all modifications issued after execution of this Agreement. These contract documents form the Agreement, and all are as fully a part of the Agreement if attached to this Agreement or repeated therein.

2) The Work

The Contractor shall perform all work for the City required by the contract documents and as set forth below:

- a) Contractor shall furnish all labor, materials, and equipment necessary as indicated in the specifications herein.
- b) Contractor shall supervise the work force to ensure that all workers conduct themselves and perform their work in a safe and professional manner. Contractor shall comply with all OSHA safety rules and regulations in the operation of equipment and in the performance of the work. Contractor shall at all times have a competent field supervisor on the job site to enforce these policies and procedures at the Contractor's expense.
- c) Contractor shall provide the City with seventy-two (72) hours written notice prior to the beginning of work under this Agreement and prior to any schedule change with the exception of changes caused by inclement weather.
- d) Contractor shall comply with any and all Federal, State, and local laws and regulations now in effect, or hereinafter enacted during the term of this Agreement, which are applicable to the Contractor, its employees, agents or subcontractors, if any, with respect to the work and services described herein.

3) Contract Price

The contract shall be performed pursuant to RFP No. 08-26-15-11. Pricing shall be per exhibit "A", Schedule of Proposal Prices.

4) Contract Term

The initial contract period shall be for three (3) years.

5) Contract Extension

The City reserves the right to extend the contract for two (2) additional one (1) year periods, providing both parties agree to the extension; all the terms, conditions and specifications remain the same; and such extension is approved by the City. Successful Bidder shall give written notice to the City not less than ninety (90) days prior to renewal date of any adjustment in the initial Contract amount. Contract renewal shall be based on satisfactory performance, mutual acceptance, and determination that the Contract is in the best interest of the City.

In the event services are scheduled to end because of the expiration of this contract, the Contractor shall continue the service upon the request of the Contract Administrator. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Contractor shall be compensated for the service at the rate(s) in effect when the City invokes this extension clause.

6) Conditions for Emergency/Hurricane or Disaster

It is hereby made a part of this agreement that before, during and after a public emergency, disaster, hurricane, flood or other substantial loss that the City of Coconut Creek shall require a "first priority" basis for goods and services. It is vital and imperative that the majority of citizens are protected from any emergency situation which threatens public safety and health, as determined by the City Manager. Awarded Vendor/Contractor agrees to rent/sell/lease all goods and services to the City or other governmental entities, as opposed to a private citizen or corporation, on a first priority basis. The City expects to pay a fair and reasonable price for all products/services in the event of a disaster, emergency or hurricane. Awarded Vendor/Contractor shall furnish a twenty-four (24) hour telephone number in the event of such an emergency.

7) Non-Discrimination

The Contractor agrees that it shall not discriminate against any of its employees or applicants for employment because of their age, handicap, race, color, religion, sex, or national origin, and to abide by all federal and State laws regarding non-discrimination. The Contractor further agrees to insert the foregoing provisions in all subcontracts hereunder except subcontracts for standard commercial supplies or raw materials. Any violation of such provisions shall constitute a material breach of this Agreement.

8) Independent Contractor

Contractor is an independent Contractor under this Agreement. Personal services provided by the Contractor shall be by employees of the Contractor and subject to supervision by the Contractor, and not as officers, employees, or agents of the City. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor.

9) Assignment and Subcontracting

Contractor shall not transfer or assign the performance required by this Agreement without the prior consent of the City. This Agreement, or any portion thereof, shall not be subcontracted without the prior written consent of the City.

10) Notice

Whenever either party desires or is required under this Agreement to give notice to any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended at the following addresses.

CITY

City Manager
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
With a copy to the City Attorney at the same address.

CONTRACTOR

Danna Hewick, VP of Business Development
United States Service Industries, Inc. (USSI)
4330 East-West Highway, Suite 200
Bethesda, MD 20814
Phone: (202) 824-7440
Fax: (202) 393-5541
Email: dhewick@ussiclean.com

11) Agreement Subject to Funding

This agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the City Commission of the CITY OF COCONUT CREEK in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding.

12) Venue

This Agreement shall be governed by the laws of the State of Florida as now and hereafter in force. The venue for actions arising out of this agreement is situated exclusively in Broward County, Florida.

13) Signatory Authority

The Contractor shall provide the City with copies of requisite documentation evidencing that the signatory for Contractor has the authority to enter into this Agreement.

14) Severability; Waiver of Provisions

Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provisions in any other jurisdiction. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

15) Merger; Amendment

This Agreement constitutes the entire Agreement between the Contractor and the City, and negotiations and oral understandings between the parties are merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the Contractor and the City.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature. CITY OF COCONUT CREEK, through its City Manager or designee and United States Service Industries, Inc. (USSI), signing by and through Tim Ruben, President & CEO duly authorized to execute same.

CITY OF COCONUT CREEK

ATTEST:

Mary C. Blasi 10/20/15
Mary C. Blasi, City Manager Date

Leslie Wallace May 10/20/15
Leslie Wallace May Date
City Clerk

Approved as to form and legal sufficiency:

Terrill C. Pyburn 10/20/15
Terrill C. Pyburn, City Attorney Date

CONTRACTOR

ATTEST:

Stephanie Nestor _____
(Corporate Secretary) Company Name
[Signature] 10/1/2015
Signature of President/Owner Date

STEPHANIE NESTOR
Type/Print Name of Corporate Secy.

TIM RUBEN
Type/Print Name of President/Owner

(CORPORATE SEAL)

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA:

COUNTY OF Lee :SS

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Stephanie Nester, CFO, of United States Service Industries, Inc. a Delaware Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal this 1st day of October, 2015.

Jeanne E. Corey
Signature of Notary Public
State of Florida at Large



Print, Type or Stamp
Name of Notary Public

- Personally known to me or
- Produced Identification

Type of I.D. Produced

- DID take an oath, or
- DID NOT take an oath.

Stephanie Nester

EXHIBIT "A"
SCHEDULE OF PROPOSAL PRICES

A.	Buildings	Cost per Month
1.	City Hall	\$3,082.21
2.	Police Department	\$1,879.01
3.	City Commission Offices	\$ 451.45
4.	Public Works	\$2,706.20
5.	Utilities and Engineering	\$1,238.48
6.	Fire Department Substation	\$ 433.02
7.	Sabal Pines Parks and Grounds	\$ 614.73
B.	Parks and Pavilions	Cost per Month
1.	Community Center (outside only)	\$1,334.25
2.	Recreation Complex (outside only)	\$1,322.81
3.	Windmill Park	\$1,129.38
4.	Hosford Park	\$ 583.18
5.	Donaldson Park	\$ 241.93
6.	George S. Gerber Park	\$ 642.28
7.	Winston Park	\$1,129.38
8.	Cypress Park	\$1,129.38
9.	Sabal Pines Park	\$2,488.53
10.	Lakeside Park	\$ 748.09
C.	Parks without Restroom and Pavilions	Cost per Month
1.	Veterans Park	\$ 257.36
2.	Sunshine Drive Park	\$ 257.36
3.	Pond Apple Park	\$ 257.36
4.	Lyons Creek Field Area	\$ 257.36
5.	Lakewood Park	\$ 257.36
6.	Golden Rain Tree Park	\$ 257.36
7.	Coco Point Park	\$ 257.36

EXHIBIT "A"

SCHEDULE OF PROPOSAL PRICES

Continued

OPTIONAL SERVICES

Note: Additional services beyond the contract scope, services as needed only.

#	Description	Cost per square foot
1.	Spray buff resilient floors	\$ 0.12
2.	Carpet shampooing (bonnet method)	\$ 0.10
3.	Floor stripping, waxing, and sealing	\$ 0.30
4.	Furniture polishing	\$ 3.00
5.	Glass cleaning	\$ 4.00
6.	Pressure cleaning	\$ 0.30
7.	Carpet shampooing (extraction method)	\$ 0.12
8.	Upholstery shampooing	\$ 3.00
HOURLY RATE PER PERSON		
9.	One (1) - person for general duties	\$ 48.00 Per Hour