

**AGREEMENT FOR PROFESSIONAL ELECTRIC TRANSMISSION DESIGN AND  
ENGINEERING SERVICES**

THIS AGREEMENT FOR PROFESSIONAL ELECTRIC TRANSMISSION DESIGN AND ENGINEERING SERVICES ("Agreement") is entered into by and between the **CITY OF OCALA**, a Florida municipal corporation ("City"), and **GAI CONSULTANTS, INC.**, a for-profit corporation duly organized in the state of Pennsylvania and authorized to do business in the state of Florida (EIN# 25-1260999) ("GAI") or ("Consultant").

**R E C I T A L S :**

**WHEREAS**, on January 7, 2022, City issued a Request for Proposals ("RFP") from qualified engineering firms for the provision of professional electric transmission design and engineering services, RFP No.: ELE/211020 (the "Solicitation"); and

**WHEREAS**, ten (10) firms responded to the Solicitation and, after consideration of the evaluation factors set forth in the Solicitation, the proposal submitted by GAI Consultants, Inc. was found to be the second-highest ranked proposal; and

**WHEREAS**, after the termination of contract negotiations with the highest-ranked proposer, GAI Consultants, Inc. was selected as finalist and awardee to provide professional electric transmission design and engineering services (the "Services"); and

**NOW THEREFORE**, in consideration of the foregoing recitals, the following mutual covenants and conditions, and other good and valuable consideration, City and Consultant agree as follows:

**T E R M S   O F   A G R E E M E N T :**

1. **RECITALS.** City and Consultant hereby represent, warrant, and agree that the Recitals set forth above are true and correct and are incorporated herein by reference.
2. **CONTRACT DOCUMENTS.** The Contract Documents which comprise the entire understanding between City and Consultant shall only include: (a) this Agreement; (b) those documents listed in this section as Exhibits to this Agreement; (c) the City's Solicitation for the Project and the proposal submitted by Consultant in response to same (the "Solicitation Documents"); and (d) those documents identified in the Project Specifications section of this Agreement, if any. Each of these documents are incorporated herein by reference for all purposes.

If there is a conflict between the terms of this Agreement and the Contract Documents, then the terms of this Agreement shall control, amend, and supersede any conflicting terms contained in the remaining Contract Documents.

A. **Exhibits to Agreement.** The Exhibits to this Agreement are as follows:

- Exhibit A: Scope of Work (A-1)
- Exhibit B: Consultant Loaded Rate Sheet (B-1 through B-3)
- Exhibit C: Consultant Proposal (C-1)
- Exhibit D: Expense & Equipment Rental Rate Schedule (D-1 through D-2)

If there is a conflict between the individual Exhibits regarding the scope of work to be performed, then any identified inconsistency shall be resolved by giving precedence in the following order: (1) Exhibit A; then (2) Exhibit B; then (3) Exhibit C; and then (4) Exhibit D.

3. **SCOPE OF SERVICES/TASKS.** Consultant agrees to perform full-service design and construction management of electric substation, transmission, and distribution facilities and related services in compliance with **Exhibit A – Scope of Work** and the task work

orders mutually negotiated by and between the City and Consultant for various individual City projects. Consultant shall provide all labor, materials, permits, equipment, transportation and supervision necessary for the provision of professional engineering services to the City under this Agreement unless otherwise agreed to in writing by City.

- A. The scope of work to be performed by Consultant pursuant to task work orders issued under this Agreement may consist of, but will not necessarily be limited to, providing full-service design and construction management of electric substation, transmission, and distribution facilities and related services.
  - B. Task work orders shall, by mutual agreement of the parties, set forth the: (1) scope of services for the individual project; (2) time for performance; (3) method and amount of compensation; (4) items to be provided to the City (the "Deliverables"); (5) material information regarding the services; (6) data that must be provided by the City to Consultant; and (7) name and contact information for the City's Project Manager for the individual project.
  - C. City does not guarantee, warrant, or represent that any certain number of projects or any particular type of project will be assigned to Consultant under the terms of this Agreement.
  - D. The purpose of this Agreement is not to authorize a specific project, but rather to set forth certain duties, obligations, rights, and responsibilities that may be incorporated by reference into any subsequently issued task work order mutually agreed to by City and Consultant.
  - E. City shall have no obligation to reimburse Consultant for services rendered outside of the scope of any task work order unless and until City has given written approval of the work and the reimbursement.
  - F. City shall have the sole discretion to select the projects, if any, that may be given to the Consultant.
  - G. City reserves the right to approve or disapprove the use of any subconsultant for its projects.
  - H. Consultant shall perform all Services in accordance with the terms and conditions of this Contract and with any and all applicable regulations and requirements of all interested governmental agencies.
  - I. Consultant shall utilize sufficient qualified personnel acceptable to the City to perform any and all services under this Agreement and any task work order issued hereunder. Consultant shall promptly remove any person from performing services as the City may request in writing and promptly replace such person with a person who shall be approved in writing by the City. Consultant agrees to include a similar provision in tis agreements with any and all subconsultants.
  - J. **Standard of Care.** Consultant shall perform all Services in a timely, efficient, and cost-effective manner and in a manner that comports with the standards of professional engineering services ordinarily exercised by reputable members of Consultant's profession at the time and location that the services are performed. Consultant shall re-perform any services which fail to satisfy the foregoing standard of care at no additional cost to City. Consultant's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement
4. **CONTRACT TERM.** The term of this Agreement shall commence and continue in full force for a period of **THREE (3) YEARS** beginning on **DECEMBER 6, 2022** and ending on **DECEMBER 5, 2025** (the "Initial Term"). This Agreement may be renewed for **ONE (1)**

consecutive **TWO (2) YEAR** term upon the mutual written consent of both parties, unless terminated earlier by either party pursuant to the terms of this Agreement.

5. **COMPENSATION.** City shall compensate the Consultant an amount not to exceed **TWO MILLION, FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,500,000)** (the "Maximum Limiting Amount") during the Initial Term, inclusive of any and all direct costs, indirect costs, and reimbursable expenses, in accordance with the pricing reflected in **Exhibit B – Consultant Loaded Rate Sheet** and the terms of this Agreement. The maximum limiting amount established under this Agreement shall not be exceeded without the City's express written approval verified by amendment or change order to this Agreement.
  - A. It is expressly understood that Consultant is not entitled to the total amount of Compensation referenced above. Rather, Compensation shall be based on satisfactory completion and delivery of all work product and deliverables identified in the scope of work for each individual task work order up to the maximum limiting amount established herein.
  - B. For services rendered by Consultant pursuant to individual task work orders issued under this Agreement, City shall pay Consultant in accordance with the amounts set forth in **Exhibit B – Consultant Loaded Rate Sheet** and **Exhibit D – Corporate Expense and Equipment Rental Rate Schedule**, only as negotiated, agreed to and approved by City in a writing executed by both parties. Sub-consultant fees will be as negotiated at the time a task work order is initiated for a project using current published rates. The City reserves the right not to use any sub-consultant on a project.
  - C. Compensation due may be calculated as (1) a lump sum amount; or (2) a guaranteed maximum price based on the rates set forth in **Exhibit B – Consultant Loaded Rate Sheet** and **Exhibit D – Corporate Expense and Equipment Rental Rate Schedule**, which shall not be exceeded unless agreed to in a writing executed by both parties.
  - D. **Rate Adjustments.** The hourly rates contained in **Exhibit B – Consultant Loaded Rate Sheet** shall be fixed for the duration of the Initial Term and shall not be subject to escalation. For the Renewal Term, Consultant may submit a written request for rate adjustment identifying the reason for the price increase, and attaching suitable documentation in support of same no later than **NINETY (90) DAYS** prior to the expiration of the then existing Contract Term. City reserves the right to decline Consultant's request for rate adjustment. No retroactive price adjustments will be allowed. Pricing increases shall not exceed the lesser of: (i) the amount of the percentage increase reflected in the Consumer Price Index for all Urban Consumers (CPI-U), not seasonally adjusted, based upon the most recent **TWELVE (12) MONTH** period; or (ii) **THREE PERCENT (3%) ANNUALLY**, unless there are mitigating market conditions.
  - E. **Expense Reimbursement.** Consultant shall not be reimbursed for company vehicles, per diem, subsistence, field equipment costs, personal vehicle mileage, postage and printing or copying costs, or any other expenses related to the Services rendered, unless approved in advance by City in a writing executed by both parties.
  - F. Consultant shall submit invoices on a monthly basis to the City Project Manager at: **Ocala Electric Utility, Attn: Lisa Crouthamel, 1805 NE 30<sup>th</sup> Avenue, Building 400, Ocala, Florida 34470, E-mail: [lcrouthamel@ocalafl.org](mailto:lcrouthamel@ocalafl.org)** for those services satisfactorily performed and materials satisfactorily delivered. By submitting its invoice, Consultant certifies to City that: (1) Consultant has billed City for all services rendered

by it and any of its consultants or subconsultants through the date of the invoice; (2) any reimbursable expenses present on the face of the invoice, if allowed, have been reasonably incurred by Consultant; and (3) the amount requested by Consultant is currently due and owing.

- G. Consultant invoices shall be sufficiently detailed and adequately describe the work accomplished in accordance with the related task work order. All invoices, reports, and other documentation submitted by Consultant shall include the City Contract Number, invoice date, and an assigned invoice number. City reserves the right to request additional documentation to support the charges reflected. All completed tasks must be approved and agreed upon by the City Project Manager before payment will be authorized.
  - H. **Prompt Payment.** Monthly actual payment reporting requirements for prime consultants and subconsultants are based on prompt payment rules and laws. The same holds true for return of retainage after the subcontractor has completed its work, not when the overall project is finished. Florida law requires timely payment for both construction and non-construction services. Generally, invoices for construction and engineering contracts must be paid within **TWENTY-FIVE (25) DAYS** of receipt. Invoices for consultant contracts are payable per the terms of this Agreement, but shall not exceed federal regulations as set forth in 49 CFR Part 26, specifically section 26.29, requiring payment of all subcontractors for satisfactory performance within **THIRTY (30) DAYS** of payment to the Prime.
  - I. **Excess Funds.** If due to mistake or any other reason Consultant receives payment under this Agreement in excess of what is invoiced and/or provided for under the terms of this Agreement or any related task work order, Consultant shall promptly notify City upon discovery of the receipt of the overpayment. Any overpayment shall be refunded to City within **THIRTY (30) DAYS** of Consultant's receipt of the overpayment or must also include interest calculated from the date of the overpayment at the interest rate for judgment at the highest rate allowed by law.
  - J. **Tax Exemption.** City is exempt from all federal excise and state sales taxes (State of Florida Consumer's Certification of Exemption 85-8012621655C-9). The City's Employer Identification Number is 59-60000392. Consultant shall not be exempted from paying sales tax to its suppliers for services or material required to fulfill Consultant's contractual obligations with the City, nor will Consultant be authorized to use City's Tax Exemption Number for securing materials listed herein.
6. **FORCE MAJEURE.** Neither party shall be liable for delay, damage, or failure in the performance of any obligation under this Agreement if such delay, damage, or failure is due to causes beyond its reasonable control, including without limitation: fire, flood, strikes and labor disputes, acts of war, acts of nature, terrorism, civil unrest, acts or delays in acting of the government of the United States or the several states, judicial orders, decrees or restrictions, or any other like reason which is beyond the control of the respective party (each a "Force Majeure" event). The party affected by any event of force majeure shall use reasonable efforts to remedy, remove, or mitigate such event and the effects thereof with all reasonable dispatch.
- A. The party affected by force majeure shall provide the other party with full particulars thereof including, but not limited to, the nature, details, and expected duration thereof as soon as it becomes aware.

- B. When force majeure circumstances arise, the parties shall negotiate in good faith any modifications of the terms of this Agreement that may be necessary or appropriate in order to arrive at an equitable solution.
  - C. Consultant performance shall be extended for a number of days equal to the duration of the force majeure. Consultant shall be entitled to an extension of time only and, in no event, shall Consultant be entitled to any increased costs, additional compensation, or damages of any type resulting from such force majeure delays.
7. **TERMINATION.** This Agreement may be terminated by either party for cause upon City or Consultant providing written notice to the defaulting party not less than **THIRTY (30) DAYS** prior to the date of termination in the manner specified for the giving of Notices herein. Any such termination shall not affect the rights or obligations accruing to either party under any previously issued and approved Task Work Order.
- A. **Consultant's Opportunity to Cure Default.** City may, in its sole discretion, provide Consultant with an opportunity to cure the violations set forth in City's notice of default to Consultant. Consultant shall commence to cure the violations immediately and shall diligently and continuously prosecute such cure to completion within a reasonable time as determined by City. If the violations are not corrected within the time determined to be reasonable by City or to the reasonable satisfaction of City, City may, without further notice, declare Consultant to be in breach of this Agreement and pursue all remedies available at law or equity, to include termination of this Agreement without further notice.
  - B. **City's Remedies Upon Consultant Default.** In the event of Consultant default under this Agreement City shall have the right, at City's option, to pursue any and all remedies available at law or equity, including, without limitation, the right to:
    - (1) terminate this Agreement without further notice;
    - (2) hire another consultant to complete the required work in accordance with the needs of City;
    - (3) recover from Consultant all damages, costs, and attorneys' fees arising from Consultant's default prior to termination; and
    - (4) recover from Consultant any actual excess costs by: (i) deduction from any unpaid balances owed to Consultant; or (ii) any other remedy as provided by law.
  - C. **Termination for Convenience.** City reserves the right to terminate this Agreement in whole or in part at any time for the convenience of City without penalty or recourse. Upon receipt of the City's Notice of Termination, Consultant shall immediately discontinue all work as directed in the Notice, provide notice to all subconsultants of the effective date of the termination, and minimize all further costs to City including, but not limited to, the placing of any and all orders for materials, facilities, or supplies, in connection with its performance under this Agreement. Consultant shall be entitled to receive compensation solely for: (1) the actual cost of the work completed in conformity with this Agreement; and/or (2) such other costs incurred by Consultant as permitted under this Agreement and approved by City.
  - D. **Delivery of Materials Upon Termination.** In the event of termination of this Agreement (or any task work order issued hereunder), for any reason prior to Consultant's satisfactory completion of all services, Consultant agrees to promptly provide to City, at no additional cost or expense, one (1) copy of any and all of the following items which may have been produced or created prior to and including the date of termination to City: data, specifications, calculations, estimates, plans, drawings,

construction documents, photographs, summaries, reports, memoranda, and any other information, instrument, or materials (whether or not completed) that were generated or prepared by Consultant in rendering the Services described herein and not previously furnished to City by Consultant pursuant to this Agreement or associated task work order.

8. **PERFORMANCE EVALUATION.** At the end of the contract, City may evaluate Consultant's performance. Any such evaluation will become public record.
9. **CONTRACT FULFILLMENT.** Consultants who enter into any agreement with the City of Ocala and fail to complete the contract term, for any reason, may be subject to future bidding suspension for **ONE (1) YEAR**, and up to a possible **THREE (3) YEAR** bid debarment for serious contract failures.
10. **COMMERCIAL AUTO LIABILITY INSURANCE.** Consultant shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement a policy of commercial auto liability insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage arising out of Consultant's operations and covering all owned, hired, scheduled, and non-owned automobiles utilized in said operations. If Consultant does not own vehicles, Consultant shall maintain coverage for hired and non-owned automobile liability, which may be satisfied by way of endorsement to Consultant's Commercial General Liability policy or separate Commercial Automobile Liability policy
11. **COMMERCIAL GENERAL LIABILITY INSURANCE.** Consultant shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement a policy of commercial general liability insurance with limits not less than:
  - A. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate (or project aggregate, if a construction project) for bodily injury, property damage, and personal and advertising injury; and
  - B. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate (or project aggregate, if a construction project) for products and completed operations.
  - C. Policy must include coverage for contractual liability and independent contractors.
  - D. The City, a Florida municipal corporation, and its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liabilities arising out of activities performed by or on behalf of Consultant. This coverage shall contain no special limitation on the scope of protection to be afforded to the City, its officials, employees, and volunteers.
12. **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY COVERAGE.** Consultant shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement adequate workers' compensation and employer's liability insurance covering all of its employees in at least such amounts as required by Chapter 440, Florida Statutes, and all other state and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable. Consultant shall similarly require any and all of its subcontractors to afford such coverage for all of its employees as required by applicable law. Consultant shall waive and shall ensure that Consultant's insurance carrier waives, all subrogation rights against the City of Ocala and its officers, employees, and

volunteers for all losses or damages. Consultant's policy shall be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or its equivalent. **Exceptions and exemptions to this Section may be allowed at the discretion of the City's Risk Manager on a case-by-case basis in accordance with Florida Statutes and shall be evidenced by a separate waiver.**

13. **PROFESSIONAL LIABILITY AND/OR ERRORS AND OMISSIONS INSURANCE COVERAGE.** Consultant shall procure, maintain, and keep in full force, effect, and good standing - until the fifth anniversary of the expiration of this Agreement or the fifth anniversary of acceptance of work by City - professional liability or errors and omissions insurance coverage for wrongful acts in an amount not less than One Million Dollars (\$1,000,000) per claim and Two Million Dollars (\$2,000,000) aggregate, exclusive of defense costs. It is recognized that this type of insurance is only available on a claims-made basis and additional insured endorsements are not available.

14. **MISCELLANEOUS INSURANCE PROVISIONS.**

- A. Consultant's insurance coverage, excluding professional liability, shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by Consultant shall not be interpreted as limiting Consultant's liability or obligations under this Agreement. City does not in any way represent that these types or amounts of insurance are sufficient or adequate enough to protect Consultant's interests or liabilities or to protect Consultant from claims that may arise out of or result from the negligent acts, errors, or omissions of Consultant, any of its agents or subcontractors, or for anyone whose negligent act(s) Consultant may be liable.
- B. No insurance shall be provided by the City for Consultant under this Agreement and Consultant shall be fully and solely responsible for any costs or expenses incurred as a result of a coverage deductible, co-insurance penalty, or self-insured retention to include any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation.
- C. Certificates of Insurance. No work shall be commenced by Consultant under this Agreement until the required Certificate of Insurance and endorsements have been provided nor shall Consultant allow any subcontractor to commence work until all similarly required certificates and endorsements of the subcontractor have also been provided. Work shall not continue after expiration (or cancellation) of the Certificate of Insurance and work shall not resume until a new Certificate of Insurance has been provided. **Consultant shall provide evidence of insurance in the form of a valid Certificate of Insurance (binders are unacceptable) prior to the start of work contemplated under this Agreement to: City of Ocala. Attention: Procurement & Contracting Department, Address: 110 SE Watula Avenue, Third Floor, Ocala Florida 34471, E-Mail: [vendors@ocalafl.org](mailto:vendors@ocalafl.org).** Consultant's Certificate of Insurance and required endorsements shall be issued by an agency authorized to do business in the State of Florida with an A.M. Best Rating of A or better. The Certificate of Insurance shall indicate whether coverage is being provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.

- D. City as an Additional Insured. The City of Ocala shall be added as an Additional Insured and Certificate Holder on all liability policies identified in this Section with the exception of Workers' Compensation and Professional Liability policies.
  - E. Notice of Cancellation of Insurance. Consultant's Certificate of Insurance shall provide **THIRTY (30) DAY** notice of cancellation, **TEN (10) DAY** notice if cancellation is for non-payment of premium. In the event that Consultant's insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of Consultant to provide the proper notice. Such notification shall be in writing by registered mail, return receipt requested, and addressed to the certificate holder. Additional copies may be sent to the City of Ocala at [vendors@ocalafl.org](mailto:vendors@ocalafl.org).
  - F. Failure to Maintain Coverage. The insurance policies and coverages set forth above are required and providing proof of and maintaining insurance of the types and with such terms and limits set forth above is a material obligation of Consultant. Consultant's failure to obtain or maintain in full force and effect any insurance coverage required under this Agreement shall constitute material breach of this Agreement.
  - G. Severability of Interests. Consultant shall arrange for its liability insurance to include, or be endorsed to include, a severability of interests/cross-liability provision so that the "City of Ocala" (where named as an additional insured) will be treated as if a separate policy were in existence, but without increasing the policy limits.
15. **NO EXCLUSIVITY**. It is expressly understood and agreed by the parties that this is not an exclusive agreement. Nothing in this Agreement shall be construed as creating any exclusive arrangement with Consultant or as prohibiting the City from acquiring similar, equal, or like goods and/or services or from executing additional contracts with other entities or sources.
16. **PUBLIC RECORDS**. The Consultant shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. Specifically, the Consultant shall:
- A. Keep and maintain public records required by the public agency to perform the service.
  - B. Upon request from the public agency's custodian of public records, provide the public agency 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 Chapter 119, Florida Statutes, or as otherwise provided by law.
  - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Consultant does not transfer the records to the public agency.
  - D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the Consultant or keep and maintain public records required by the public agency to perform the service. If the Consultant transfers all public records to the public agency 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 public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.



- E. A contractor who fails to provide public records to City within a reasonable time may be subject to penalties under section 119.10, Florida Statutes.

**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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY OF OCALA, OFFICE OF THE CITY CLERK; 352-629-8266; E-mail: [clerk@ocalafl.org](mailto:clerk@ocalafl.org); City Hall, 110 SE Watula Avenue, Ocala, FL 34471.**

17. **AUDIT.** Consultant agrees to maintain such financial and other records as may be prescribed by the City or by applicable federal and state laws, rules, and regulations. Consultant shall comply and cooperate immediately with any inspections, reviews, investigations, or audits relating to this Agreement as deemed necessary by the Florida Office of the Inspector General, the City's Internal or External auditors or by any other Florida official with proper authority.
18. **PUBLICITY.** Consultant shall not use City's name, logo, seal or other likeness in any press release, marketing materials, or other public announcement without City's prior written approval.
19. **PUBLIC ENTITY CRIMES.** As provided in Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or Consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO, for a period of 36 months from the date of being placed on the convicted vendor list.
20. **DRUG FREE WORKPLACE REQUIREMENT.** If not already completed during the solicitation process, in compliance with section 287.087, Florida Statutes, Consultant shall, prior to the commencement of work under this Agreement, execute the City's Drug Free Workplace Certification and it shall thereafter be deemed to be included as part of this Agreement.
21. **NON-DISCRIMINATORY PRACTICES.** Consultant, for itself, its delegates, successors-in-interest, and assigns, and as part of the consideration hereof, does hereby covenant and agree that in the furnishing of Services to the City under this Agreement, no person shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in regard to this Agreement on the basis of race, color, religion ancestry, national origin, sex, pregnancy, age, disability, sexual orientation, gender identity, marital or domestic partner status, familial status, or veteran status. Consultant further covenants and agrees that it shall comply with all existing requirements concerning discrimination imposed by any and all applicable local, state, and federal rules, regulations, or guidelines and as such rules, regulations, or guidelines may from time to time be amended.

22. **E-VERIFY.** Pursuant to section 448.095, Consultant shall register with and use the U.S. Department of Homeland Security's ("DHS") E-Verify System, accessible at <https://e-verify.uscis.gov/emp>, to verify the work authorization status of all newly hired employees. Consultant shall obtain affidavits from any and all subcontractors in accordance with paragraph 2(b) of section 448.095, Florida Statutes, and maintain copies of such affidavits for the duration of this Agreement. By entering into this Agreement, Consultant certifies and ensures that it utilizes and will continue to utilize the DHS E-Verify System for the duration of this Agreement and any subsequent renewals of same. Consultant understands that failure to comply with the requirements of this section shall result in the termination of this Agreement and Consultant may lose the ability to be awarded a public contract for a minimum of one (1) year after the date on which the Agreement was terminated. Consultant shall provide a copy of its DHS Memorandum of Understanding upon City's request. Please visit [www.e-verify.gov](http://www.e-verify.gov) for more information regarding the E-Verify System.
23. **INDEPENDENT CONTRACTOR STATUS.** City expressly acknowledges Consultant is an independent contractor, and nothing in this Agreement is intended nor shall be construed to create an agency relationship, an employer/employee relationship, a joint venture relationship, or any other relationship allowing the City to exercise control or discretion over the manner or method by which Consultant performs hereunder.
24. **WAIVER.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.
25. **SEVERABILITY OF ILLEGAL PROVISIONS.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law. Should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions of this Agreement.
26. **INDEMNITY.** Consultant shall indemnify City and its elected officials, employees and volunteers against, and hold City and its elected officials, employees and volunteers harmless from damages, claims, losses, costs, and expenses, including attorneys' fees, which City or its elected officials, employees or volunteers may sustain, or which may be asserted against City or its elected officials, employees or volunteers, to the extent arising out of negligent errors, acts, or omissions by Consultant and contemplated by this Agreement to the extent allowed by section 725.08, Florida Statutes, and to the extent that the services rendered pursuant to the Agreement were services of a "Design Professional" as defined in section 725.08(4), Florida Statute, including without limitation, harm or personal injury to third persons during the term of this Agreement.
27. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing herein is intended to waive sovereign immunity by the City to which sovereign immunity may be applicable, or of any rights or limits of liability existing under Florida Statute § 768.28. This term shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until any proceeding brought under this Agreement is barred by any applicable statute of limitations.

28. **NOTICES.** All notices, certifications or communications required by this Agreement shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested. Notices can be concurrently delivered by e-mail. All notices shall be addressed to the respective parties as follows:

If to Consultant: GAI Consultants, Inc.  
Stephen E. Gould, Executive Vice President/Chief  
Operating Officer  
385 East Waterfront Drive  
Pittsburgh, Pennsylvania 15120  
Phone: 412-399-5192  
Email: [s.gould@gaiconsultants.com](mailto:s.gould@gaiconsultants.com)

Copy to: GAI Consultants, Inc.  
Jim Hamilton, PE., Esq. - Legal  
385 East Waterfront Drive  
Pittsburgh, Pennsylvania 15120  
Phone: 412-399-5084  
Email: [j.hamilton@gaiconsultants.com](mailto:j.hamilton@gaiconsultants.com)

If to City of Ocala: Daphne M. Robinson Esq. - Contracting Officer  
110 SE Watula Avenue, 3<sup>rd</sup> Floor  
Ocala, Florida 34471  
Phone: 352-629-8343 Fax: 352-690-2025  
Email: [notices@ocalafl.org](mailto:notices@ocalafl.org)

Copy to: William E. Sexton, Esq. – City Attorney  
City of Ocala  
110 SE Watula Avenue, 3<sup>rd</sup> Floor  
Ocala, Florida 34471  
Phone: 352-401-3972  
Email: [cityattorney@ocalafl.org](mailto:cityattorney@ocalafl.org)

29. **ATTORNEYS FEES.** If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover, to the extent awarded by the specific tribunal, reasonable attorneys' fees, sales and use taxes, court costs and all expenses even if not taxable as court costs (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, bankruptcy and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, administrative costs, sales and use taxes and all other charges billed by the attorney to the prevailing party.

30. **JURY WAIVER.** IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS

CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

31. **GOVERNING LAW.** This Agreement is and shall be deemed to be a contract entered and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied and enforced in accordance with the laws of the State of Florida.
32. **JURISDICTION AND VENUE.** The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Marion County, Florida. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Marion County or the United States District Court, Middle District of Florida, Ocala Division. Each party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court and/or the right to bring an action or proceeding in any other court. Service of any court paper may be effected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.
33. **REFERENCE TO PARTIES.** Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all whom shall be bound by the provisions hereof.
34. **SECTION HEADINGS.** The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.
35. **RIGHTS OF THIRD PARTIES.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.
36. **AMENDMENT.** No amendment to this Agreement shall be effective except those agreed to in writing and signed by both of the parties to this Agreement.
37. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
38. **ELECTRONIC SIGNATURE(S).** Consultant, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this agreement. Further, a duplicate or copy of the agreement that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original agreement for all purposes.

39. **ENTIRE AGREEMENT.** This Agreement, including exhibits, (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this agreement. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement shall not be relevant or admissible to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity to make objection. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.
40. **LEGAL AUTHORITY.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.
41. **STATUTORY LIMITATION ON LIABILITY OF DESIGN PROFESSIONALS.** City and Consultant agree that PURSUANT TO SECTION 558.0035(1)(C), *FLORIDA STATUTES*, AN INDIVIDUAL EMPLOYEE OR AGENT [OF CONSULTANT] MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on \_\_\_\_\_.

**ATTEST**

**CITY OF OCALA**

\_\_\_\_\_  
Angel B. Jacobs  
City Clerk

\_\_\_\_\_  
Ire Bethea  
City Council President

**Approved as to form and legality**

**GAI CONSULTANTS, INC.**

\_\_\_\_\_  
William E. Sexton, Esq.  
City Attorney

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title of Authorized Signatory)

Consultant shall provide full -service design and construction management of electric substation, transmission, and distribution facilities and related services.

Each facet of a project shall be handled by a qualified individual in a cost-effective manner. Consultant shall be responsible for design, engineering and construction management in one or more of the following areas:

1. 230 kV and 69 kV transmission utilizing steel and concrete transmission pole and foundation constructions.
2. 230kV, 69kV and 12 kV overhead and underground constructions.
3. 230 kV, 69 kV and 12 kV substation constructions.

**Consultant Responsibilities:**

1. Be familiar with policies and procedures of the necessary permitting agencies including Florida Department of Environmental Protection, Corps of Engineers, Florida Department of Transportation, Marion County, and others that may apply.
2. Acquisition of easements from private and public entities, including condemnation.
3. Complete management of project from inception to completion of construction including, but not limited to, establishment of project schedule, budgeting, obtaining permits, obtaining easements, creating bid documents for construction, review of bids and shop drawings, inspection services during construction and review of construction contractor pay items.
4. Consultant shall be expected to provide material lists for order using the City's system of construction assemblies. Construction assembly lists for transmission and distribution work shall be provided in a format (Excel or Access) to allow import into the City's work order system and includes work order number, project number, workstation, assembly name, alternate conductor, zone, quantity, action, conductor length, pole ID, and conductor stock numbers. Alternately, Consultant may be required to enter material directly into the City's work order system, on-site at the City's facilities in Ocala.
5. Consultant shall be expected to provide material lists and specification for substations for bid purposes. One- line diagrams, elementary wiring diagrams and relay settings shall be provided for all substation projects by Consultant.
6. It is anticipated that Consultant shall meet with the City's staff initially to establish procedures and become familiar with the City's standards and procedures and then every two weeks (weekly meetings may be required based upon project needs) to discuss design and/or construction issues through the life of assigned project(s).
7. Consultant must be capable of performing assigned project(s) using its area staff. Consultant may include a sub-consultant on a project team subject to City approval.
8. The City prefers Consultant be headquartered or have a regional office in Florida. Consultant must be capable of addressing critical construction issues during the construction phase within a reasonable period so as not to delay construction.

**Exhibit B - Consultant Loaded Rate Sheet**  
**GAI Consultants, Inc.**



<b>Job Classification</b>	<b>ID #</b>	<b>Unit</b>	<b>Loaded Rates</b>
Business Sector Leader	E16	HOURL	\$ 297.13
Business Development Director	E15	HOURL	\$ 323.39
Special Project Technician 1	E15	HOURL	\$ 306.48
Special Project Technician 2	E15	HOURL	\$ 245.18
Special Project Technician 3	E15	HOURL	\$ 198.60
Director	E15	HOURL	\$ 289.77
Engineering Director	E15	HOURL	\$ 266.90
Senior Engineering Manager 1	E14	HOURL	\$ 213.51
Senior Engineering Manager 2	E14	HOURL	\$ 210.71
Senior Technical Manager 1	E14	HOURL	\$ 212.54
Senior Technical Manager 2	E14	HOURL	\$ 212.50
Technical Manager 1	E12	HOURL	\$ 191.55
Technical Manager 2	E12	HOURL	\$ 173.87
Technical Manager 3	E12	HOURL	\$ 172.40
Technical Manager 4	E12	HOURL	\$ 154.77
Engineering Manager	E12	HOURL	\$ 182.04
Assistant Technical Leader 1	E11	HOURL	\$ 275.83
Assistant Technical Leader 2	E11	HOURL	\$ 191.55
Assistant Technical Leader 3	E11	HOURL	\$ 169.45
Project Manager 1	E09	HOURL	\$ 162.08
Assistant Engineering Manager 1	E09	HOURL	\$ 154.72
Assistant Engineering Manager 2	E09	HOURL	\$ 152.17
Senior Project Design Technical Specialist	E09	HOURL	\$ 130.58
Senior Project Technical Specialist 1	E08	HOURL	\$ 156.19
Senior Project Technical Specialist 2	E08	HOURL	\$ 154.71
Senior Project Technical Specialist 3	E08	HOURL	\$ 151.67
Senior Project Technical Specialist 4	E08	HOURL	\$ 147.35
Senior Project Technical Specialist 5	E08	HOURL	\$ 139.98
Senior Project Technical Specialist 6	E08	HOURL	\$ 132.61
Senior Project Technical Specialist 7	E08	HOURL	\$ 127.19

**Exhibit B - Consultant Loaded Rate Sheet**  
**GAI Consultants, Inc.**



<b>Job Classification</b>	<b>ID #</b>	<b>Unit</b>	<b>Loaded Rates</b>
Senior Project Technical Specialist 8	E08	HOUR	\$ 117.88
Senior Project Engineer	E08	HOUR	\$ 132.61
Project Design Technical Specialist	E08	HOUR	\$ 108.89
Senior Project EIT 1	E07	HOUR	\$ 137.47
Senior Project EIT 2	E07	HOUR	\$ 132.61
Senior Project EIT 3	E07	HOUR	\$ 121.36
Senior Technical Specialist 1	E07	HOUR	\$ 109.04
Senior Technical Specialist 2	E07	HOUR	\$ 107.27
Project Technical Specialist 1	E06	HOUR	\$ 128.19
Project Technical Specialist 2	E06	HOUR	\$ 117.88
Project Technical Specialist 3	E06	HOUR	\$ 115.55
Project Technical Specialist 4	E06	HOUR	\$ 114.93
Project Technical Specialist 5	E06	HOUR	\$ 113.46
Project Technical Specialist 6	E06	HOUR	\$ 107.56
Project Technical Specialist 7	E06	HOUR	\$ 106.09
Project Technical Specialist 8	E06	HOUR	\$ 98.83
Project EIT 1	E06	HOUR	\$ 125.24
Project EIT 2	E06	HOUR	\$ 119.46
Project EIT 3	E06	HOUR	\$ 118.88
Project EIT 4	E06	HOUR	\$ 117.88
Project EIT 5	E06	HOUR	\$ 113.46
Project EIT 6	E06	HOUR	\$ 112.46
Lead Designer 1	N10	HOUR	\$ 107.27
Lead Designer 2	N10	HOUR	\$ 97.31
Lead Construction Coordinator 1	N09	HOUR	\$ 198.60
Lead Construction Coordinator 2	N09	HOUR	\$ 190.02
Lead Construction Coordinator 3	N09	HOUR	\$ 186.95
Lead Construction Coordinator 4	N09	HOUR	\$ 183.89
Lead Construction Coordinator 5	N09	HOUR	\$ 179.29
Senior Lead CAD Operator 1	N09	HOUR	\$ 107.59
Senior Lead CAD Operator 2	N09	HOUR	\$ 107.46



**Exhibit B - Consultant Loaded Rate Sheet**  
**GAI Consultants, Inc.**



Job Classification	ID #	Unit	Loaded Rates
Senior Designer 1	N09	HOUR	\$ 103.13
Senior Designer 2	N09	HOUR	\$ 88.57
Senior Designer 3	N09	HOUR	\$ 86.44
Designer 1	N08	HOUR	\$ 95.78
Designer 2	N08	HOUR	\$ 82.75
Designer 3	N08	HOUR	\$ 82.17
Distribution Designer 1	N08	HOUR	\$ 88.16
Distribution Designer 2	N08	HOUR	\$ 85.81
Distribution Designer 3	N08	HOUR	\$ 76.62
Senior CAD Operator 1	N06	HOUR	\$ 85.81
Senior CAD Operator 2	N06	HOUR	\$ 76.62
Senior CAD Operator 3	N06	HOUR	\$ 63.77
Lead Technician 1	N05	HOUR	\$ 76.62
Lead Technician 2	N05	HOUR	\$ 67.58
Lead Technician 3	N05	HOUR	\$ 61.30
Lead Technician 4	N05	HOUR	\$ 59.40
Technician	N02	HOUR	\$ 61.30
Intern 1	N01	HOUR	\$ 58.23
Intern 2	N01	HOUR	\$ 52.10

**GAI Consultants, Inc.'s submitted proposal  
is available for inspection and copying at:  
City of Ocala, Procurement and Contracting  
110 SE Watula Avenue  
Ocala, Florida, 34471**

## 2022 Corporate Expense Rate Schedule

<b>Vehicle Rental Rates <sup>(1)</sup></b>			
<b>Item Description</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
Survey Vehicle	\$180.00	\$720.00	\$2,772.00
Full-Size Pickup Truck	\$178.00	\$712.00	\$2,741.00
Mid-Size Pickup Truck	\$132.00	\$528.00	\$2,032.00
SUV	\$125.00	\$500.00	\$1,925.00

<b>Travel</b>	
Per Diem	\$50.00 / day
Personal Vehicle Mileage	IRS Standard Mileage Rate (Currently \$0.625 / mile)

<b>Mail Charges</b>	
Postage and Extraordinary Communication Charges	At cost

<b>Print and Copy Rates</b>		
<b>Service</b>	<b>Unit</b>	<b>Price</b>
Small Format BW Printing	Sheet	\$0.07
Small Format Color Printing	Sheet	\$0.17
Large Format BW Plotting	Sq. Ft.	\$0.15
Large Format Color Plotting	Sq. Ft.	\$0.32

<b>Large Format BW Reference (GAI Sizes)</b>	<b>Height</b>	<b>Width</b>	<b>Cost per Sheet</b>
C2	17	22	\$0.39
C1	18	24	\$0.45
D2	22	34	\$0.78
D1	24	36	\$0.90
E1	30	42	\$1.31
M1	30	46	\$1.44
E3	36	48	\$1.80

<b>Large Format Color Reference (GAI Sizes)</b>	<b>Height</b>	<b>Width</b>	<b>Cost per Sheet</b>
C2	17	22	\$0.83
C1	18	24	\$0.96
D2	22	34	\$1.66
D1	24	36	\$1.92
E1	30	42	\$2.80
M1	30	46	\$3.07
E3	36	48	\$3.84

For additional information or special pricing (binders, mounting, photographs, etc.), contact [MediaServices@gaiconsultants.com](mailto:MediaServices@gaiconsultants.com).

**Notes:**

- (1) Vehicles can be charged at a half-day rental rate when only needed for a portion of a day. The rental rate includes gasoline, insurance coverage, maintenance, and repairs.

Rates are subject to change on January 1, 2023.

## 2022 Equipment Rental Rate Schedule

Item Description	Rental Rates			Item Description	Rental Rates	
	Daily	Weekly	Monthly		per day	per week <sup>(1)</sup>
<b>Vehicles: <sup>(2)</sup></b>				<b>Survey Equipment:</b>		
Survey Vehicle	\$180.00	\$720.00	\$2,772.00	Total Station	\$100.00	N/A
Full-Size Pickup Truck	\$178.00	\$712.00	\$2,741.00	Robotic Total Station	\$250.00	N/A
Mid-Size Pickup Truck	\$132.00	\$528.00	\$2,032.00	Rover GPS	\$100.00	N/A
SUV	\$125.00	\$500.00	\$1,925.00	Base/Rover GPS	\$200.00	N/A
<b>Field Equipment:</b>				Base/Rover/Radio GPS	\$250.00	N/A
Core Drill		\$100.00	N/A	Submeter GPS Unit	\$100.00	N/A
DC Air Compressor		\$40.00	\$75.00	Electronic Pipe Locator	\$100.00	N/A
Dynamic Cone Penetrometer <sup>(3)</sup>		\$35.00	N/A	Bathymetric Equipment	\$200.00	N/A
Generator		\$75.00	\$225.00	Boat and Motor	\$800.00	N/A
Magnetic & Cable Locator		\$50.00	\$150.00	Boat/Motor and Bathymetric Equipment	\$1,000.00	N/A
Measuring Wheel		\$10.00	\$30.00	<b>Environmental Monitoring Equipment:</b>		
Nuclear Density Gauge		\$50.00	\$150.00	Sound Level Meter	\$140.00	\$425.00
Point Load Tester		\$50.00	\$200.00	Water Level Indicator	\$35.00	\$70.00
Portable Radio		N/A	\$15.00*	Interface Probe	\$70.00	\$170.00
Slope Inclinator		\$100.00	\$300.00	Multi-Parameter Water Quality Meter	\$65.00	\$175.00
<b>Bat Survey Equipment:</b>				YSI Water Quality Meter and Flow thru Cell	\$110.00	\$400.00
Acoustic Detector		\$25.00	N/A	Peristaltic Pump	\$45.00	\$105.00
Mist Netting Equipment		\$50.00	N/A			
Radio Telemetry Equipment		\$25.00	N/A			

*\*Rate per calendar week or portion of calendar week.*

**Notes:**

- <sup>(1)</sup> Weekly rental rates refer to a calendar week.
- <sup>(2)</sup> Vehicles can be charged at a half-day rental rate when only needed for a portion of a day. The rental rate includes gasoline, insurance coverage, maintenance and repairs.
- <sup>(3)</sup> Disposable penetrometer tips at \$10.00 each.

Rates are subject to change on January 1, 2023.