

PROFESSIONAL SERVICES AGREEMENT

THIS IS AN AGREEMENT made as of ~~July~~ ^{August} ~~14th~~ ^{14th}, 2021, between the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT (**OWNER**) and UNIVERSITY OF KENTUCKY RESEARCH FOUNDATION, 109 Kinkead Hall Lexington, Kentucky 40506 (**CONSULTANT**) for the collection and analysis of Lexington employment sector data research as described in RFP 15-2021, Exhibit "A". The services are to include, but not limited to, an analysis of Lexington employment trends; an analysis of workforce characteristics and challenges; and an economic and fiscal impact analysis of hypothetical expansions in ten (10) of Lexington's major industrial sectors, as described in Exhibit A. The services are hereinafter referred to as the **PROJECT**.

OWNER and **CONSULTANT** in consideration of their mutual covenants herein agree in respect to the performance of the collection and analysis of Lexington employment sector data research by **CONSULTANT** and the payment for those services by **OWNER** as set forth below.

CONSULTANT was selected by **OWNER** based upon its response to the Request for Proposal No. 15-2021.

CONSULTANT shall provide the collection and analysis of Lexington employment sector data research for **OWNER** in all phases of the **PROJECT** to which this Agreement applies, serve as **OWNER'S** representative for the **PROJECT** as set forth below and shall give professional consultation and advice to **OWNER** during the performance of services hereunder.

SECTION 1 - BASIC SERVICES OF CONSULTANT

1.1. General

CONSULTANT shall perform professional services as hereinafter stated that include the collection and analysis of Lexington employment sector data research.

The following documents are incorporated by reference herein as if fully stated and are attached hereto as exhibits: RFP 15-2021 (Exhibit "A"); University of Kentucky Gatton College of Business and Economics' Proposal to RFP 15-2021 (Exhibit "B"), Risk Management Provisions (Exhibit "C"), Certificates of Insurance (Exhibit "D"), and Federal Law Compliance Documents (Exhibit "E").

To the extent of any conflict among the provisions of these documents and/or this Agreement, the provisions of this Agreement shall control, followed by the provisions of EXHIBIT A, then EXHIBIT B.

This Agreement, together with the Exhibits and schedules identified above constitutes the entire Agreement between **OWNER** and **CONSULTANT** and supersedes all prior written or oral understandings. This Agreement and said Exhibits and schedules may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

1.2. After written authorization to proceed, **CONSULTANT** shall:

1.2.1. Notify the **OWNER** in writing of its authorized representative who shall act as Project Manager and liaison representative between the **CONSULTANT** and the **OWNER**.

1.2.2. The **CONSULTANT** must make best efforts to perform all duties necessary to fully complete the services described in attached Exhibit A.

1.2.3. The **CONSULTANT** shall provide written documentation of all meetings and be responsible for incorporating all comments and changes resulting therefrom in the services rendered.

1.2.4. Immediately notify **OWNER** of any delay in the delivery of its services, regardless of cause. Give written notice to **OWNER** within five (5) business days whenever **CONSULTANT** observes or otherwise becomes aware of any development that affects the scope or timing of **CONSULTANT'S** services.

SECTION 2 - EXTRA WORK BY CONSULTANT

2.1. The **OWNER** may desire to have the **CONSULTANT** perform work or render services in connection with this **PROJECT** other than provided by the expressed intent of this Agreement. Such work shall be considered as "Extra Work", subject to a modified Task Order, supplemental to this Agreement, setting forth the character and scope thereof and the compensation therefore. Work under such modified Task Order shall not proceed until the **OWNER** gives written authorization. Should the **OWNER** find it desirable to have previously satisfactorily completed and accepted project deliverables / reports or parts thereof revised, the **CONSULTANT** shall make such revisions as directed, in writing, by the **OWNER**. This work shall be considered as "Extra Work" and shall be paid as such.

2.2. All "Extra Work" is subject to prior written authorization of **OWNER** and, if necessary, appropriations made by the Urban County Council.

SECTION 3 - OWNER'S RESPONSIBILITIES

OWNER shall:

3.1. Provide criteria and information as to **OWNER'S** requirements for the **PROJECT**, including objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations.

3.2. Assist **CONSULTANT** by placing at his disposal available information pertinent to the **PROJECT**.

- 3.3. Examine all studies, reports, memoranda, proposals and other documents presented by **CONSULTANT**, and render its review comments pertaining thereto within a reasonable time so as not to delay the services of **CONSULTANT**.
- 3.4. Designate in writing a person to act as **OWNER'S** representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret, and define **OWNER'S** policies and decisions with respect to all matters pertinent to **CONSULTANT'S** services.
- 3.5. Give written notice to **CONSULTANT** whenever **OWNER** observes or otherwise becomes aware of any development that affects the scope or timing of **CONSULTANT'S** services.
- 3.6. Furnish or direct **CONSULTANT** to provide, necessary Extra Work as stipulated in Section Two (2) of this Agreement or other services as required

SECTION 4 - PERIOD OF SERVICES

- 4.1. Time is of the essence in the performance of this Agreement. Work shall begin immediately upon execution of the Purchase Order and continue through June 30, 2022, subject to the provisions of Section 5. This period of service may be extended or otherwise altered with the mutual consent of the parties.
- 4.2. The provisions of this Section Four (4) and the rates of compensation for **CONSULTANT'S** services provided for elsewhere in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the **PROJECT** through completion.

SECTION 5 - PAYMENTS TO CONSULTANT

5.1. Methods of Payment for Services of CONSULTANT.

5.1.1. For Basic Services

OWNER shall issue a Notice To Proceed for services to be performed under this Agreement by **CONSULTANT** or its sub-consultants. The execution of the Purchase Order shall constitute the Notice to Proceed for all services at a cost not to exceed **\$69,945.00**.

Invoicing shall be payable net 30 days from the date of invoice. **CONSULTANT** shall be responsible for submitting any necessary invoices prior to receiving payment. The fee will be billed by **CONSULTANT** as follows: \$34,972.50 in month 1, \$11,092.60 in month 3, \$11,092.60 in month 5, \$11,092.60 in month 7, and a final payment of \$1,694.7 upon presentation of the required report to the Lexington-Fayette Urban County Government's Economic Development Investment Board, according to the guidelines set forth in Exhibit A.

5.1.2. For Extra Work

Extra Work shall be paid for by the **OWNER** on the basis of a fixed fee, the amount of which shall be determined by negotiation. The **OWNER** shall have the right to negotiate alternate methods of payment for Extra Work if the **OWNER** determines that the fixed fee basis is not feasible.

5.2. Reporting Requirements

5.2.1 **CONSULTANT** shall meet with **OWNER** bimonthly to provide progress reports of the work performed on the **PROJECT**. **CONSULTANT** shall deliver draft reports indicating its progress on the three Objectives of the Project, as described in Exhibit "A", on the following schedule:

5.2.1.a Covering "Employment Trends": November 15, 2021

5.2.1.b Covering "Workforce Assessment": March 30, 2022

5.2.1.c Covering "Economic and Fiscal Impact of Growth in Select Sectors":
May 30, 2022.

5.3. Other Provisions Concerning Payments

5.3.1. In the event the Agreement is terminated by the **OWNER** without fault on the part of the **CONSULTANT**, the **CONSULTANT/SUBCONSULTANT** shall be paid for the work performed or services rendered for which it has not already been paid in an amount bearing the same ratio to the total Agreement fee as the amount of work completed or partially completed and delivered to the **OWNER** is to the total amount of work provided for herein, as determined by mutual agreement between the **OWNER** and the **CONSULTANT**. This provision shall require repayment of a portion of the upfront fees paid to **CONSULTANT** if this Agreement is terminated prior to half the work being completed, bearing the same ratio to the total Agreement fee received as the amount of work completed or partially completed and delivered to the Owner is to the total amount of work provided for herein, as determined by mutual agreement between the **OWNER** and the **CONSULTANT**.

5.3.2. In the event the services of the **CONSULTANT** are terminated by the **OWNER** for fault on the part of the **CONSULTANT**, the **CONSULTANT/SUBCONSULTANT** shall be paid reasonable value of the work performed or services rendered and delivered for which it has not already been paid, and the amount to be paid shall be determined by by mutual agreement between the Owner and the Consultant .

SECTION 6 - GENERAL CONSIDERATIONS

6.1. Termination

6.1.1. Both parties reserve the right to terminate the Agreement for any reason whatsoever, with or without cause, at any time upon thirty (30) days' written advance notice.

6.2. Ownership and Reuse of Documents

All documents, including raw data, reports, memoranda, and other materials prepared by the **CONSULTANT** pursuant to this Agreement shall be delivered to and become the joint property of the **OWNER and CONSULTANT**. The **OWNER** shall have the right to reuse same without restriction or limitation, but without liability or legal exposure to **CONSULTANT**. **CONSULTANT** does not waive the rights to use data for educational or publication purposes.

6.3. Legal Responsibilities and Legal Relations

6.3.1. The **CONSULTANT** shall familiarize himself with and shall at all times comply with all federal, state, and local laws, ordinances, and regulations that in any manner affect the services of this Agreement.

6.3.2. In performing the services hereunder, the **CONSULTANT** and its subconsultants, employees, agents and representatives shall not be deemed or construed to be employees of **OWNER** in any manner whatsoever. Except as otherwise provided in this Agreement, the **CONSULTANT** shall be acting as an independent contractor. The **CONSULTANT** shall not hold itself out as, nor claim to be, an officer or employee of **OWNER** by reason hereof and shall not make any claim, demand or application to or for any right or privilege applicable to an officer or employee of **OWNER**. The **CONSULTANT** shall be solely responsible for any claims for wages or compensation by **CONSULTANT'S** employees, agents and representatives, including subconsultants, and shall save and hold **OWNER** harmless therefrom.

6.3.3. The parties hereto agree that causes of actions between the parties shall be governed by applicable provisions of the Kentucky Revised Statutes, and that venue of any legal action shall be a court of appropriate jurisdiction in Fayette County, Kentucky. The parties further agree that Kentucky law shall apply with respect to the interpretation of any provision of this Agreement.

6.4. Successors and Assigns

6.4.1. **CONSULTANT** binds itself and his partners, successors, executors, administrators, assigns and legal representatives to this Agreement in respect to all covenants, agreements, and obligations of this Agreement. **CONSULTANT** shall not assign any interest, obligation or benefit in this Agreement nor transfer any interest

in the same, whether by assignment or novation, without prior written consent of **OWNER**.

6.4.2. The **CONSULTANT** shall not subcontract more than fifty percent (50%) of the work, based upon dollar value of the work. The **CONSULTANT** shall obtain written approval prior to subletting or assigning any services contained in this Agreement, and consent to sublet or assign any part of this Agreement shall not be construed to relieve the **CONSULTANT** of any responsibility for compliance with the provisions of this Agreement.

6.4.3. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than **OWNER** and **CONSULTANT**.

6.5. Disputes.

Except as otherwise provided in this Agreement, both parties shall negotiate a mutually agreeable resolution in good faith to any dispute concerning the amount of payment due the **CONSULTANT** or any dispute concerning any question of fact of any act to be performed under this Agreement. If a resolution to such a dispute cannot be reached by mutual negotiation, either party may bring the dispute to a court of competent jurisdiction. Pending a final decision of a dispute hereunder, the **CONSULTANT** shall proceed diligently with the performance of the Agreement in accordance with the directions of the **OWNER**.

6.6. Accuracy of CONSULTANT's Work.

The **CONSULTANT** shall be required to perform this Agreement in accordance with the degree of ordinary and reasonable skill and care usually exercised by similar professionals prevailing at the time, place and under similar conditions as the services hereunder are rendered.

The **CONSULTANT** shall be responsible for the accuracy of all work, even though reports and findings have been accepted by the **OWNER**, and shall make any necessary revisions or corrections resulting from errors and/or omissions on the part of the **CONSULTANT**, without additional compensation. By submission of reports and findings to the **OWNER**, the **CONSULTANT** has made a statement that, to the best of its belief and knowledge, the information is accurate. Failure on the part of **CONSULTANT** to provide the expected level of accuracy may be grounds for the **OWNER** to terminate this Agreement.

6.7. Security Clause

The **CONSULTANT** certifies that he shall not at any time release or divulge any information concerning the services covered by this Agreement to any person or any public or private organization except the **OWNER** without prior approval of the **OWNER** unless required by

law. This clause shall not prevent the release of information via educational means, including but not limited to award reports, publications and student theses or dissertations. Consultant shall provide Owner with 30 days' notice prior to any information being published, with the exception of award reporting.

6.8. Access to Records

The **CONSULTANT** and any **SUBCONSULTANT** shall maintain all books, documents, papers, and accounting records, and make such materials available at their respective offices at all reasonable times during the Agreement period and for three (3) years from the date of final payment under the Agreement for inspection by the **OWNER**, and copies thereof shall be furnished if requested. Failure to maintain such records for three (3) years after the date of final payment may be grounds for the **OWNER** to disqualify the **CONSULTANT** from consideration for future Professional Service Agreements.

6.9. Required Risk Management Provisions

The Risk Management Provisions of Exhibit A are incorporated herein by reference as if fully stated. Copies of the required Certificates of Insurance shall be provided to **OWNER** as required therein. Any requirement contained in the Risk Management Provisions to indemnify, save, or hold harmless the **OWNER** shall be limited to the extent permitted by law. Further, the **CONSULTANT** agrees to be responsible for claims arising as a result of its actions under this Agreement, to the extent permitted by law.

SECTION 7 - EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this Agreement, the **CONSULTANT** agrees as follows:

- 7.1. The **CONSULTANT** will not discriminate against any employee or application for employment because of race, color, religion, national origin, sex, age, or handicap. The **CONSULTANT** will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, national origin, sex, age, or handicap. Such action shall include, but not be limited to the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeships. The **CONSULTANT** agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this non-discrimination clause.
- 7.2. The **CONSULTANT** will, in all solicitations or advertisements for employees placed by or on behalf of the **CONSULTANT**, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, sex, age, or handicap.

SECTION 8 - SPECIAL PROVISIONS, EXHIBITS, AND SCHEDULES

- 8.1. This Agreement, together with the Incorporated Documents (Section 1.1) constitutes the entire Agreement between **OWNER** and **CONSULTANT** and supersedes all prior written or oral understandings. This Agreement and **EXHIBITS** and any related schedules or documents may only be amended, supplemented, modified or canceled by a duly executed written instrument.
- 8.2. **AMENDMENT TO BID TERMS.** As provided in Section 11 of the General Provisions within Exhibit "A", the parties agree to substitute "warrant" with the term "certify".
- 8.3. **NO THIRD PARTY RIGHTS.** This agreement does not create a contractual relationship with or right of action in favor of a third party against either **OWNER** or **CONSULTANT**.
- 8.4. **UNENFORCEABLE TERMS/SURVIVABILITY.** If any term or provision of this Agreement shall be found to be illegal or unenforceable, this Agreement shall remain in full force and such term or provision shall be deemed stricken. The provisions of Section 6 of this Agreement shall survive its termination.
- 8.5. **NON-WAIVER.** The failure of either party to enforce any right reserved to it in this Agreement shall not be a waiver of any such right to which the party is entitled.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

OWNER:

**LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT**

BY:

Linda Gorton
LINDA GORTON, MAYOR

CONSULTANT:

**UNIVERSITY OF KENTUCKY
RESEARCH FOUNDATION**

BY:

Kim C. Carter
KIM C. CARTER, ASSOCIATE DIRECTOR

NAW
7/14/2021

ATTEST:

Mackenzie Sammer
URBAN COUNTY COUNCIL CLERK
COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Agreement was subscribed, sworn to and acknowledged before me by
Kim Carter, as the duly authorized representative for and on behalf
of UKRF, on this the 9th day of August, 2021.

My commission expires: _____

JUDY STIVERS DUNCAN
Notary Public-State at Large
KENTUCKY - Notary ID # 607354
My Commission Expires 09-08-2022

Judy Stivers Duncan
NOTARY PUBLIC