



DIVISION OF PROCUREMENT AND
CONTRACTING SERVICES
FINANCE DEPARTMENT
PO Box 1600
Lee's Summit, MO 64063-1258
(816) 969-1080

PURCHASE ORDER

135038

THIS PO NUMBER MUST APPEAR ON ALL
INVOICES, PACKING LISTS, BOXES, AND
CARTONS

DELIVER TO:

Public Works - Engineering
220 S.E. Green St. - 2nd Floor
Lee's Summit MO 64063

BILL TO:

City of Lee's Summit
Accounts Payable
220 SE Green Street
Lee's Summit, MO 64063-2706
(816) 969-1000
AP@cityofls.net

Original ☐ or Revision ☐

PO DATE: 05/15/2025
DELIVERY DATE: 06/25/2025

CUSTOMER ACCT #:

VENDOR: 9201-P001

PURE WORKPLACE SOLUTIONS LLC
3525 ROANOKE ROAD, SUITE 101
KANSAS CITY MO 64111
Contact: Toby Von Der Heyde
Phone: 816 922-6575
Fax: 816 922-6575

FREIGHT VENDOR:

Vendor:
Phone:
Freight Total: 0.00

TERMS:

Payment:
Shipping:
Freight: Carrier Invoice

PO COMMENTS: SUPPLIER, YOUR INVOICE MUST REFERENCE THIS PURCHASE ORDER NUMBER FOR PROMPT
PAYMENT. **PO NOT VALID UNTIL 05/21/2025.** Please reference new Coop Contract number 2025-067

BUYER: Desiree Collins, Phone: 816-969-1082, Fax: , email: desiree.collins@cityofls.net

LINE	ITEM / DESCRIPTION	QUANTITY	UOM	UNIT COST	EXTENDED PRICE
1	FURNITURE - SOUTH PD SUBSTATION OFFICE - OPEN OFFICE Commodity Code: 425	1.00	EA	36,095.3600	36,095.36
2	FURNITURE -SOUTH PD SUBSTATION INTERVIEW-LOCKERS Commodity Code: 425	1.00	EA	6,079.9300	6,079.93
3	FURNITURE FOR SOUTH PD SUBSTATIO BREAK-CIO-CONFERENCE Commodity Code: 425 AU: 363.82.550444 NTIB Bond Issuance -Emergency Preparedness Activity: 1046.36373 Police South Substation POC: Sharon Bloom, x1615	1.00	EA	18,806.6200	18,806.62
4	FURNITURE- SOUTH PD SUBSTATION RECEPTION-REPORT Commodity Code: 425	1.00	EA	4,684.3200	4,684.32
5	FURNITURE- SOUTH PD SUBSTATION XTARIFF - YLABOR Commodity Code: 425	1.00	EA	15,822.4000	15,822.40
Total					\$81,488.63

CITY OF LEE'S SUMMIT STANDARD TERMS AND CONDITIONS

1. **GENERAL TERMS APPLICABLE TO ALL CONTRACTS.** The following Standard Terms and Conditions (the "Terms and Conditions") shall apply to any agreement, contract, or other document for which the Terms and Conditions are specifically incorporated, including, but not limited to, City of Lee's Summit ("City") purchase orders, service contracts and any City acceptance of Vendor responses to requests for quotations ("Contract(s)").

1.1 Acknowledgments and Acceptance.

- A. Clickwrap Terms Excluded. In the event the Vendor's terms of sale or service were provided to the City only upon "acceptance" by a "clickwrap" or "clickthrough" agreement, such terms of sale or service shall not be binding upon the City.
- B. Generally. No oral agreement, "clickwrap" or "clickthrough" agreement or other understanding shall in any way modify a City-issued or approved Contract or these Terms and Conditions. Vendor shall be deemed to agree to unqualified acceptance of these Terms and Conditions by (1) accepting a Contract, (2) delivering materials in accordance with a Contract, even if the Contract is unexecuted by the Vendor or (3) performing services called for in a Contract, even if the Contract is unexecuted by the Vendor. In the event of any inconsistency, conflict or ambiguity among any City-issued Contract, these Terms and Conditions and the Vendor's terms of sale or service, the documents shall govern in the order listed herein.

- 1.2 Indemnification. To the fullest extent permitted by law, Vendor agrees to indemnify, defend, and hold harmless the City and each council member, officer, employee or agent thereof (the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, fines, penalties, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, directives, errors, mistakes, or omissions, in connection with (i) the delivery of goods, and/or (ii) the work or services of the Vendor, its officers, employees, agents, or any tier of subcontractor in the performance of a Contract, including, but not limited to claims or demands arising from (A) accidents occurring on the premises of the City, whether or not caused by the negligence of the Vendor, its agents or employees, or the negligence other than the sole negligence of the City, its agents or employees or that of any other person, firm or entity, (B) claims and demands on account of infringement, or alleged infringement, of any patent, copyright, trademark, trade name, or any other intellectual property right in conjunction with the manufacture or use of any product included in a Contract and, upon written request, Vendor will defend at its own cost and expense any legal action or suit against the City involving any such alleged infringement, and will pay and satisfy any and all judgments or decrees rendered in any such legal actions or suits and (C) damages to persons or property resulting from defects in materials or workmanship. This Agreement is not intended to, nor does it, waive sovereign or any other immunity or defenses available to the City or any of its elected officials, officers, employees, agents, or attorneys. Accordingly, Vendor acknowledges and agrees that the City cannot and is not obligated to indemnify, defend, or hold harmless Vendor for any claims arising out of or related to this Agreement.

1.3 Termination; Cancellation.

- A. For City's Convenience. All Contracts issued by the City are for the convenience of the City and, as such, may be terminated without cause after receipt by Vendor of written notice by the City. The Notice of Termination shall specify the effective date of termination, which shall be not less than five (5) calendar days from the date the notice is personally delivered or ten (10) days from the date the Notice of Termination is sent by another method. Upon termination for convenience, Vendor shall be paid for all undisputed services performed to the termination date.
- B. For Cause. If either party fails to perform any obligation under a Contract and such party fails to cure its nonperformance within 30 days after written notice of such nonperformance is given by the non-defaulting party, such nonperforming party will be in default. In the event of such default, the non-

defaulting party may terminate the Contract immediately for cause and will have all remedies that are available to it at law or in equity including, without limitation, the remedy of specific performance. If the nature of the defaulting party's nonperformance is such that it cannot reasonably be cured within 30 days, then the defaulting party will have such additional periods of time as may be reasonably necessary under the circumstances, provided the defaulting party immediately (1) provides written notice to the non-defaulting party and (2) commences to cure its nonperformance and thereafter diligently continues to completion the cure of its nonperformance. In no event shall any such cure period exceed 90 days. In the event of such termination for cause, payment shall be made by the City to the Vendor for the undisputed portion of its fee due as of the termination date.

- C. Due to Work Stoppage. Any Contract may be terminated by the City upon 30 days written notice to Vendor in the event that the services are permanently abandoned. In the event of such termination due to work stoppage, payment shall be made by the City to the Vendor for the undisputed portion of its fee due as of the termination date.
- D. Gratuities. The City may, by written notice to the Vendor, cancel a Contract if it is found by the City that gratuities, in the form of economic opportunity, future employment, entertainment, gifts or otherwise, were offered or given by the Vendor or any agent or representative of the Vendor to any officer, agent or employee of the City for the purpose of securing a Contract. In the event a Contract is canceled by the City pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover and withhold from the Vendor an amount equal to 150% of the gratuity.

1.4 Subject to Non-Appropriation. The City is obligated only to pay its obligations set forth in this Contract from funds lawfully appropriated and budgeted for that purpose during the City's then current fiscal year. The City's obligations under this Contract are current expenses subject to the "budget law" and the unfettered legislative discretion of the City concerning budgeted purposes and appropriation of funds. Should the City elect not to appropriate and budget funds to pay its Contract obligations, this Contract shall be deemed terminated at the end of the then-current fiscal year term for which such funds were appropriated and budgeted for such purpose and the City shall be relieved of any subsequent obligation under this Contract. The parties agree that the City has no obligation or duty of good faith to budget or appropriate the payment of the City's obligations set forth in this Contract in any budget in any fiscal year other than the fiscal year in which this Contract is executed and delivered. The City shall be the sole judge and authority in determining the availability of funds for its obligations under this Contract. The obligation of the City to make any payment pursuant to this Contract is not a general obligation or indebtedness of the City. Vendor hereby waives any and all rights to bring any claim against the City from or relating in any way to the City's termination of this Contract pursuant to this section.

1.5 Independent Contractor. It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. The Vendor acknowledges and agrees that the materials or services provided under a Contract are being provided as an independent contractor, not as an employee or agent of the City. Vendor, its employees and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of Vendor, its employees or subcontractors. The Vendor, and not the City, shall determine the time of its performance of the services provided under a Contract so long as Vendor meets the requirements of its agreed Scope of Work as set forth in the Contract. Vendor is neither prohibited from entering into other contracts nor prohibited from practicing its profession elsewhere. City and Vendor do not intend to nor will they combine business operations under a Contract.

1.6 Applicable Law; Venue. All Contracts shall be governed by the laws of the State of Missouri, and a suit pertaining to any Contract may be brought only in courts in eastern Jackson County, Missouri. The Parties expressly and irrevocably consent to the exclusive jurisdiction and venue of such courts and expressly waive the right to transfer or remove any such action.

- 1.7 Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Contract will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract will promptly be physically amended to make such insertion or correction.
- 1.8 Severability. The provisions of a Contract are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Contract which may remain in effect without the invalid provision or application.
- 1.9 Assignment; Delegation. No right or interest in a Contract shall be assigned or delegated by Vendor without prior, written permission of the City, signed by the City Manager or authorized designee. Any attempted assignment or delegation by Vendor in violation of this provision shall be a breach of the Contract by Vendor.
- 1.10 Subcontracts. No subcontract shall be entered into by the Vendor with any other party to furnish any of the material(s) or services specified in a Contract without the prior written approval of the City. The Vendor is responsible for performance under the Contract whether or not subcontractors are used. Failure to pay subcontractors in a timely manner pursuant to any subcontract shall be a material breach of the Contract by Vendor.
- 1.11 Confidentiality of Records. The Vendor shall establish and maintain procedures and controls that are acceptable to the City for the purpose of ensuring that information contained in its records or obtained from the City or from others in carrying out its obligations under a Contract shall not be used or disclosed by Vendor, Vendor's agents, officers, or employees, except as required to perform Vendor's duties under the Contract. Persons requesting such information should be referred to the City. Vendor also agrees that any information pertaining to individual persons shall not be divulged other than to employees or officers of Vendor as needed for the performance of duties under the Contract. Vendor shall ensure its subcontractors are aware of and comply with this provision.
- 1.12 Confidential and Proprietary Information.
- A. Confidential Information. Vendor acknowledges that, in the performance of some services (including installation of materials), Vendor will be acquiring, using and adding to confidential information. "Confidential Information" includes, but is not limited to, the following types of information or other information of a similar nature, whether or not reduced to writing: (1) any information protected by applicable law from disclosure by the City; and (2) City's public infrastructure, public safety and proprietary materials to the extent not required to be disclosed pursuant to applicable law.
 - B. Proprietary Rights. All Confidential Information and any proprietary rights therein, including copyrights, shall belong exclusively to the City. Vendor agrees to turn over and deliver to the City any such materials in Vendor's possession or control at the end of the term of the Contract.
 - C. Assignment; Works for Hire. Vendor agrees that the City shall own all right, title and interest (including patent rights, copyrights, trade secret rights, mask work rights and other rights throughout the world) in any inventions, works of authorship, mask works, ideas or information made or conceived or reduced to practice, in whole or in part, by Vendor (either alone or with others) during its performance under a Contract ("Developments"); provided, however, that the City shall not own Developments for which no equipment, supplies, facility, trade secret information or Confidential Information of the City was used and which were developed entirely on Vendor's time, and which do not relate to the scope of services under the Contract. Subject to the foregoing, Vendor shall promptly and fully disclose to the City, or any persons designated by it, any and all Developments made or conceived or reduced to practice or learned by Vendor, either alone or jointly with others, while providing services under the Contract. Vendor hereby assigns all right, title and interest in and to any and all of these Developments to the City. Vendor agrees to assist the City, at the City's expense, to further evidence, record and perfect such assignments, and to perfect, obtain, maintain, enforce, and defend any rights specified to be so owned or assigned. Vendor hereby irrevocably designates and appoints the City and its agents

as attorneys-in-fact to act for and on Vendor's behalf to execute and file any document and to do all other lawfully permitted acts to further the purposes of the foregoing with the same legal force and effect as if executed by Vendor. In addition, and not in contravention of any of the foregoing, Vendor acknowledges that all original works of authorship which are made by Vendor (solely or jointly with others) within the scope of services and which are protectable by copyright are "works made for hire," as that term is defined in the United States Copyright Act (17 U.S.C. § 101). To the extent allowed by law, this subsection 1.13(C) includes all rights of paternity, integrity, disclosure and withdrawal and any other rights that may be known as or referred to as "moral rights" ("Moral Rights"). To the extent Vendor retains any such Moral Rights under applicable law, Vendor hereby waives such Moral Rights and consents to any action consistent with the terms of the Contract with respect to such Moral Rights, in each case, to the full extent of such applicable law. Vendor shall confirm any such waivers and consents from time to time as requested by the City.

- D. Artwork Waiver. The Vendor agrees that any artwork produced in whole or in part as a result of a Contract, including, but not limited to any and all pictures, photographs, graphic designs, architectural drawings or models, literary works or musical compositions or recordings, are and shall remain the property of the City and that the Vendor shall have no proprietary interest in said artwork.

- 1.13 Non-Exclusive Contract. A Contract is entered into with the understanding and agreement that it is for the sole convenience of the City. The City reserves the right to obtain like goods and services from another source when necessary.
- 1.14 Liens. All goods delivered and labor performed under a Contract shall be free from all liens and, if the City requests, a formal release of all liens will be delivered to the City's Procurement Officer.
- 1.15 Entire Agreement; Interpretation; Parol Evidence. The Contract represents the entire agreement of the parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to the Contract are hereby revoked and superseded by the Contract. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of the Contract. The Contract shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Contract. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into the Contract.
- 1.16 Rights and Remedies. No provision in a Contract shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of the Contract. The failure of the City to insist upon the strict performance of any provision of these Terms or Conditions or to exercise or delay the exercise of any right or remedy provided in the Contract, or by law, or the City's acceptance of and payment for services, shall not release the Vendor from any responsibilities or obligations imposed by the Contract or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of the Contract.
- 1.17 Offset for Damages. In addition to all other remedies at law or equity, the City may offset from any money due to the Vendor any amounts Vendor owes to the City for damages resulting from breach or deficiencies in performance or breach of any obligation under a Contract.
- 1.18 Vendor Licensing and Registration. Prior to award of the award or acceptance of the agreement, the successful Vendor shall be registered with the Corporations Unit of Missouri Secretary for State to do business in Missouri. The Vendor shall provide licensure information or evidence of exemption from such requirements with the quotation. Corporations and partnerships shall be able to provide a Certificate of Good Standing from the Missouri Secretary for State.
- 1.19 Force Majeure. The parties shall be excused from performance during the time and to the extent that they are prevented from obtaining, delivering, or performing by act of God, public health emergency,

fire, strike, loss or shortage of transportation facilities, lock-out, commandeering of materials, products, plants or facilities by the government, when satisfactory evidence is presented to the City, provided that it is satisfactorily established that the non-performance is not due to the fault or neglect of the Party not performing.

1.20 Anti-Discrimination Against Israel Act. If a Contract has a total potential value of \$100,000 or more and Vendor has 10 or more employees, the following applies. Pursuant to Section 34.600, RSMo and to the fullest extent permitted by law, Vendor certifies that Vendor is not engaged in a boycott of Israel as of the Effective Date of the Contract, and agrees for the duration of this Contract to not engage in a boycott of Israel as defined in Section 34.600, RSMo.

2. **BILLING, SHIPPING, AND MATERIAL SPECIFICATIONS**. The provisions of this Section 2 shall be applicable only to Contracts for commodities, materials and equipment or other goods delivered without additional services.

2.1 Price Warranty. Vendor shall notify and give the City the benefit of any price reductions before actual time of shipment. However, if the City authorizes shipment prior to specified shipment date, the City shall have the advantage of any price reduction prior to the specified shipment date.

2.2 Quality Warranty. The standard manufacturer's warranty will apply to the goods purchased under a Contract. In addition, Vendor expressly warrants that all goods or services furnished under a Contract shall conform to the specifications, appropriate standards, and shall be new and free from defects in material or workmanship. Vendor warrants that all such goods or services shall conform to any statements made on the containers or labels or advertisements for such goods or services, and that any goods will be adequately contained, packaged, marked and labeled. Vendor warrants that all goods or services furnished hereunder will be merchantable, and will be safe and appropriate for the purpose which goods or services of that kind are normally used. If Vendor knows or has reason to know the particular purpose for which City intends to use the goods or services, Vendor warrants that goods or services furnished will conform in all respect to samples. Inspection, testing, acceptance or use of the goods furnished hereunder shall not affect the Vendor's obligation under this warranty, and such warranties shall survive inspection, testing, acceptance and use. Vendor's warranty shall run to City, its successors, and assigns.

2.3 Billing/Payment. Vendor shall send, at the time of each shipment, unless otherwise specified, an original copy of each invoice showing the City of Lee's Summit purchase order (a "Purchase Order") number authorizing the transaction to the City Accounts Payable address indicated on the face of the Purchase Order. If an invoice is subject to a payment discount, the discount period will be calculated from the date of receipt of the claim or the material, whichever is later. Payment terms are net 30 days unless subject to discounts specified by Vendor. For open Purchase Orders, only invoices as listed by the using department will be paid against the claim for Purchase Order. (Note: To ensure payment of any invoices applicable to the Purchase Order, Vendor should check with the using department prior to filing of claim.)

2.4 Packing. No extra charges shall be made for packaging or packing material unless authority is expressly incorporated into the Contract. Vendor shall be responsible for safe packing that conforms to the requirement of carrier's tariffs. All shipments must carry the correct quantity, including clear identification of individual components of a multi-part shipment (i.e. 1 of 4, 2 of 4, etc.), product identification, Purchase Order number, receiving address and product department plainly marked on all packages. Cars or trucks must be loaded to minimum weight requirements to ensure lowest rate unless otherwise specified or shipper will be charged with excess freight that the City is required to pay. If Vendor is charged with excess freight costs, Vendor is solely responsible for such costs and shall not to pass them on to the City.

2.5 Deliveries. Time is of the essence. Materials and equipment must be delivered no later than 21 calendar days after receipt of a Contract unless otherwise stated in writing. The City reserves the right to cancel and reject the goods upon default by Vendor in time, rate, or manner of delivery. The City also reserves the right to refuse shipments made in advance of the receipt of the Purchase Order. Vendor shall make deliveries inside, to the location designated by the City.

- 2.6 Quantity. The quantity of goods ordered must not be exceeded or reduced without the City Procurement Officer's permission, in writing, except in conformity with acknowledged industry tolerances. The City reserves the right to adjust the quantities as necessary to meet its needs.
- 2.7 Inspection. All articles are subject to inspection and testing by the City's representative at the place of manufacture, the destination, or at both places within seven (7) days after receipt. When deemed necessary, samples of supplies or materials will be taken at random from stock received for submission to commercial laboratory for analysis and test as to whether the material conforms in all respects to the Contract. Materials failing to meet the Contract requirements will be held at Vendor's risk and may be returned to Vendor; costs of transportation, unpacking, inspection, repacking, reshipping or other like expenses shall be the responsibility of the Vendor.
- 2.8 Specification Changes. The City shall have the right, by a written change order, to make changes from time to time in the work to be performed or the materials to be furnished by Vendor. If such changes cause an increase or decrease in the amount due under the Contract, or in the time required for its performance, an acceptable adjustment shall be made and the Contract shall be modified, in writing, within ten (10) calendar days from the date the change is ordered. Nothing in this clause shall relieve the Vendor from proceeding without delay in the performance of the Contract as changed.
- 2.9 Freight. Unless otherwise agreed to in writing, all delivery terms are FOB Destination and are to be prepaid. All other freight charges are to be prepaid and charged on the invoice. If a payment discount is not permitted on freight charges, then specific notation of this must be shown on the invoice. Vendor shall retain title and control of the goods until they are delivered to and accepted by the City. All risk of transportation and all related charges shall be the responsibility of the Vendor. All claims for visible or concealed damage shall be filed by the Vendor. The City will notify the Vendor promptly of any damages to the goods and shall assist the Vendor in arranging for inspection. Vendor must be notified of any damage within seven (7) days after delivery. The City reserves the right to cancel and reject the goods upon default by Vendor in timeliness, rate, or manner of delivery.
- 2.10 Shipment Under Reservation Prohibited. Vendor is not authorized to ship goods under reservation, and no tender of a bill of lading will operate as a tender of the goods. The City shall only be obligated to pay for goods actually received, unless prior payment has been specifically approved, in writing prior to shipment, by the City Manager or authorized designee.
- 2.11 Federal and State Tax Exemption. As a political subdivision of the State of Missouri, the City is exempt from federal excise tax and state sales and use tax.
- 2.12 Waiver. Waiver by the City of a condition in any shipment shall not be considered a waiver of: (A) any other Contract provisions or these Terms and Conditions; or (B) that condition for subsequent shipments.
3. **ADDITIONAL TERMS FOR SERVICES**. The following provisions shall apply in all instances where a Contract requires personal or professional services from the Vendor.
- 3.1 Licenses; Materials. Vendor shall maintain in current status all federal, state, and local licenses and permits required for the operation of the business conducted by the Vendor. The City will not provide Vendor, its employees, or subcontractors any business registrations or licenses required to perform the specific services set forth in a Contract. The City will not provide tools, equipment or material to Vendor.
- 3.2 Performance Warranty. Vendor warrants that the Services rendered will conform to the requirements of the Contract and with the care and skill ordinarily used by members of the same profession practicing under similar circumstances at the same time and in the same locality.
- 3.3 Insurance. Unless otherwise indicated on a Contract, the following insurance provisions apply.
- A. Insurer Qualifications. Without limiting any obligations or liabilities of Vendor, Vendor shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies authorized to do business in the State of Missouri, with an AM Best, Inc. rating of A or above with

policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Contract at the City's option.

- B. No Representation of Coverage Adequacy. By requiring insurance herein, the City does not represent that coverage and limits will be adequate to protect Vendor. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve Vendor from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.
- C. Additional Insured. All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name and endorse, to the fullest extent permitted by law for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, directors, officials and employees as Additional Insured as specified under the respective coverage sections of this Contract.
- D. Coverage Term. All insurance required herein shall be maintained in full force and effect until the terms of this Contract are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Contract.
- E. Primary Insurance. Vendor's insurance shall be, or endorsed to be, primary insurance with respect to performance of this Contract and in the protection of the City as an Additional Insured. Such coverage shall be at least as broad as ISO CG 20 01 04 13.
- F. Claims Made. In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for six (6) years past completion and acceptance of the services. Such continuing coverage shall be evidenced by submission of annual Certificates of Insurance and necessary endorsements citing applicable coverage is in force and contains the provisions as required herein for the six-year period.
- G. Waiver. All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees for any claims arising out of the Work or Services of Vendor. Vendor shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement thereto.
- H. Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the City. Vendor shall be solely responsible for any such deductible or self-insured retention amount.
- I. Automatic Escalator. The limits of liability for each policy coverage amount stated below shall be automatically adjusted upward as necessary to remain at all times not less than the maximum amount of liability set forth in Chapter 537.610 RSMo. applicable to political subdivisions pursuant to 537.600; provided that nothing herein or in any such policy shall be deemed to waive the City's sovereign immunity. The statutory waiver of sovereign immunity for 2020 is \$2,905,664 for all claims arising out of a single accident or occurrence.
- J. Use of Subcontractors. If any portion of this Contract is subcontracted in any way, Vendor shall execute written contract(s) with its Subcontractors containing the indemnification provisions set forth above and insurance requirements set forth herein protecting the City and Vendor. Vendor shall be responsible for executing any contracts with its Subcontractor and obtaining certificates of insurance verifying the insurance requirements.
- K. Notice of Claim. The Vendor shall upon receipt of notice of any claim in connection with this Contract promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability. The Vendor shall also promptly notify the City of any reduction in limits of protection afforded under any policy listed in the certificate(s) of insurance in an amount such that the policy aggregate becomes less than the current statutory waiver of sovereign immunity regardless of whether such impairment is a result of this Contract. A breach of this provision is material breach of the contract.

- L. Evidence of Insurance. Prior to commencing any work or services under a Contract, Vendor will provide the City with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Contract, issued by Vendor's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Contract and that such coverage and provisions are in full force and effect. Confidential information such as the policy premium may be redacted from the declaration page(s) of each insurance policy, provided that such redactions do not alter any of the information required by this Contract. The City shall reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Contract. If any of the policies required by this Contract expire during the life of this Contract, it shall be Vendor's responsibility to forward renewal certificates and declaration page(s) to the City 30 Days prior to the expiration date. All certificates of insurance and declarations required by this Contract shall be identified by referencing this Contract. Additionally, certificates of insurance and declaration page(s) of the insurance policies submitted without referencing this Contract will be subject to rejection and may be returned or discarded. Certificates of insurance and declaration page(s) shall specifically include the following provisions:
1. The City, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows:
 - a. Commercial General Liability - Under Insurance Services Office, Inc., ("ISO") Form CG 20 10 03 97 and CG 20 37 07 04 or their equivalents.
 - b. Auto Liability - Under ISO Form CA 20 48 or equivalent.
 - c. Excess Liability - Follow Form to underlying insurance.
 2. Vendor's insurance shall be primary insurance with respect to performance of the Contract.
 3. All policies, except for Professional Liability, including Workers' Compensation, waive rights of recovery (subrogation) against City, its agents, representatives, officers, officials and employees for any claims arising out of Vendor's performance under this Contract.
 4. ACORD certificate of insurance form 25 (2014/01) is preferred. If ACORD certificate of insurance form 25 (2001/08) is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.
- M. Endorsements. Vendor shall provide the City with the necessary endorsements to ensure City is provided the insurance coverage set forth in this Section.
- N. Commercial General Liability. Vendor shall maintain "occurrence" form Commercial General Liability insurance with an unimpaired limit of not less than \$3,000,000 for each occurrence, \$3,000,000 Products and Completed Operations Annual Aggregate and a \$3,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, bodily injury, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 01 93 or equivalent thereof, including but not limited to, separation of insured's clause. To the fullest extent allowed by law, for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, officials and employees shall be endorsed as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement forms CG 20 10 03 97 and CG 20 37 07 04, or their equivalents, which shall read "Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you." The policy shall contain an endorsement waiving rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.

- O. Vehicle Liability. Vendor shall maintain Business Automobile Liability insurance with an unimpaired limit of \$2,000,000 each occurrence on Vendor's owned, hired and non-owned vehicles assigned to or used in the performance of the Vendor's work or services under this Contract. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof and contain, or be endorsed to contain Transportation Pollution Liability insurance covering materials to be transported by Vendor pursuant to this Contract and such coverage shall be at least as broad as policy form CA 99 48 03 06. This coverage may also be provided on the Vendors Pollution Liability policy. To the fullest extent allowed by law, for claims arising out of the performance of this Contract, the City, its agents, representatives, officers, directors, officials and employees shall be endorsed as an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. The policy shall contain an endorsement waiving rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.
- P. Professional Liability. If this Contract is the subject of any professional Services or Work, or if the Vendor engages in any professional Services or Work in any way related to performing the Work under this Contract, the Vendor shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the Services performed by the Vendor, or anyone employed by the Vendor, or anyone for whose negligent acts, mistakes, errors and omissions the Vendor is legally liable, with an unimpaired liability insurance limit of \$3,000,000 each claim and \$3,000,000 annual aggregate.
- Q. Workers' Compensation Insurance. Unless Vendor is classified by the NCCI as a construction company, if Vendor employs anyone who is required by law to be covered by workers' compensation insurance, Vendor shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Vendor's employees engaged in the performance of work or services under a Contract and shall also maintain Employers' Liability Insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit.

If Vendor is classified by the NCCI as a construction company, Vendor understands and agrees that Vendor's employees, agents, subcontractors, and directors (referred to in this paragraph as "Employees"), are not serving as employees of the City in any manner and therefore are not entitled to any of the City's industrial benefit coverages, including Workers' Compensation coverages. Vendor acknowledges and agrees that any injury its Employees sustain in the performance of this Contract will be not be eligible for industrial benefits from the City and any necessary treatment will be Vendor's, or Vendor's insurer's, sole responsibility. Should Vendor's insurer attempt to subrogate a Workers' Compensation claim against the City, including the City's employees, director, or agents, Vendor shall defend, indemnify, and hold harmless the City and the City's employees, director, or agents for, from, and against any and all claims, liabilities, demands, damages, losses, and expenses, including attorneys' fees and litigation expenses, arising out of such subrogation efforts.

- R. Cancellation and Expiration Notice. Insurance required herein shall not expire, be canceled, or be materially changed without 30 days' prior written notice to the City.

3.4 Laws and Regulations. Vendor shall keep fully informed and shall at all times during the performance of its duties under a Contract ensure that it and any person for whom the Vendor is responsible abides by, and remains in compliance with, all rules, regulations, ordinances, statutes, or laws affecting the services, including, but not limited to, the following: (A) existing and future City and County ordinances and regulations, (B) existing and future State and Federal laws and (C) existing and future Occupational Safety and Health Administration standards.

3.5 Prevailing Wages. Pursuant to § 290.230.5, RSMo. if this Contract, or a project of which this Contract is a part, exceeds seventy-five thousand dollars (\$75,000.00) and involves construction of public works, Vendor shall pay all its workers the applicable prevailing hourly rate of wages for work of a similar character in Lee's Summit. If there is a dispute whether this Contract is subject to prevailing wages as required by §§ 290.210, et. seq., RSMo. the City's determination shall control.

- 3.6 Work Authorization/E-verify. Pursuant to § 285.530, RSMo. if Contract exceeds five thousand dollars (\$5,000.00), Vendor warrants and affirms to the City that (i) Vendor is enrolled and participates in a federal work authorization program with respect to the employees working in connection with the contracted services and (ii) Vendor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

Vendor shall swear to and sign an affidavit declaring such affirmation, and provide the City with supporting documentation of its enrollment and participation in a federal work authorization program with respect to the employees working in connection with this Contract. The required documentation must be from the federal work authorization program provider (e.g. the electronic signature page from the E-Verify program's Memorandum of Understanding); a letter from Vendor reciting compliance is not sufficient.

- 3.7 Notices and Requests. Any notice or other communication required or permitted to be given under a Contract shall be in writing and shall be deemed to have been duly given if (A) delivered to the party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City: City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063
Attn: Procurement and Contract Services Office

With copy to: City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063
Attn: City Attorney's Office

If to Vendor: To the address and contact person listed on the Contract

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this section. Notices shall be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

4. **ADDITIONAL TERMS FOR INFORMATION TECHNOLOGY**. The following provisions shall apply to all Contracts relating to the City's information technology infrastructure.

- 4.1 Cyber Liability Insurance. In addition to the insurance requirements set forth in these Terms and Conditions, Vendor shall maintain Cyber Liability insurance with limits not less than \$3,000,000 per occurrence or claim, \$3,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Vendor in the Contract and shall include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.

- 4.2 Limited Access. If necessary for the fulfillment of a Contract, the City may provide Vendor with non-exclusive, limited access to the City's information technology infrastructure. Vendor understands and agrees to abide by all City policies, standards, regulations and restrictions regarding access and usage of City's information and communication technology resources. Vendor shall enforce all such policies,

standards, regulations and restrictions with all Vendor's employees, agents or any tier of subcontractor granted access in the performance of the Contract, and shall be granted and authorized only such access as may be necessary for the purpose of fulfilling the requirements of the Contract. Vendor's employees, agents and subcontractors must receive prior, written approval from City before being granted access to the City's information and communication technology resources and data. The City, in its sole discretion, shall determine accessibility and limitations thereto. Vendor agrees that the requirements of this Section shall be incorporated into all subcontractor/subconsultant agreements entered into by the Vendor. It is further agreed that a violation of this Section shall be deemed to cause irreparable harm that justifies injunctive relief in court. Notwithstanding the provisions in Section 1.3(B), a violation of this Section may result in immediate termination of the Contract without notice.

- 4.3 Data Confidentiality. All City data and technical information, regardless of form, including originals, images and reproductions, prepared by, obtained by or transmitted to Vendor in connection with a Contract, are confidential, proprietary information owned by the City. Except as specifically provided in the Contract, the Vendor shall not, without the prior, written consent of the City Manager or authorized designee, (A) disclose data generated in the performance of the Services to any third party or (B) use City data and information.
- 4.4 Data Security. Personal identifying information, financial account information, or restricted City information, whether in electronic format or hard copy, must be secured and protected at all times to avoid unauthorized access. At a minimum, Vendor must encrypt and/or password-protect electronic files. This includes data saved to laptop computers, computerized devices or removable storage devices. When City information, regardless of its format, is no longer required by the Vendor to execute the work contracted by the City, the information must be redacted or destroyed through appropriate and secure methods to ensure the information cannot be viewed, accessed or reconstructed. Before the information discussed in this subsection is destroyed, the Vendor shall send a copy of such information to the City in a format specified by the City.
- 4.5 Compromised Security. In the event that data collected or obtained by the Vendor in connection with a Contract is believed to have been compromised, Vendor shall immediately notify the City Manager, or authorized City designee. Vendor agrees to reimburse the City for any costs incurred by the City to investigate potential breaches of this data by the Vendor and, where applicable, the cost of notifying and/or assisting individuals who may be impacted by the breach.
- 4.6 Cessation of Operation or Support. If Vendor ceases to operate, ends support of, or otherwise divests its interest in the software and materials for which it is contracted by the City and does not assign its service obligations according to these Terms and Conditions, the Vendor shall provide the City a copy of current source code. The City agrees it shall only use the source code to support its internal use of the software.
- 4.7 Disengagement. In the event the Contract is terminated by either party, Vendor agrees to confer back to the City all of its data, in usable and normalized format, within 30 calendar days of notice of termination. There shall be no charge for the return of City data to the City.
- 4.8 Survival. The obligations of Vendor under this Section 4 shall survive the termination of the Contract.