

## CONTRACT

by and between

**CUYAHOGA COUNTY, OHIO**

and

**BLACK CREEK INTEGRATED SYSTEMS CORPORATION**

THIS AGREEMENT is made and entered into this 31<sup>st</sup> day of Oct., 2013, by and between Cuyahoga County, Ohio (the "County"), on behalf of the Department of Information Technology and Black Creek Integrated Systems Corporation, (Black Creek), an Alabama corporation, having principal place of business at P.O. Box 101747, (the "Provider")

WHEREAS, the County has a present need for maintenance and support for the security systems at the Juvenile Justice Center; and

WHEREAS, Black Creek is a provider of these services, and

WHEREAS, the County desires to avail itself of maintenance and support from Black Creek, and Black Creek is willing to provide such service to the County all upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Black Creek and the County agree as follows:

### ARTICLE I - AGREEMENT AND TERM

1.1 Scope of Agreement. During the term of this Contract, Black Creek, shall provide maintenance service to the County for equipment listed on Schedule A. In the event that a discrepancy exists between the terms of Schedule A and this agreement, the terms of this agreement will be controlling and binding.

1.2 Term. The term of this Contract shall commence as of January 1, 2014; and, unless earlier terminated in accordance with the provisions of this Contract, shall continue in effect from 1/1/14 through 12/31/14. The cost of this Contract shall not exceed One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00).

## ARTICLE II - SCOPE OF WORK

2.1 Rendering of Services. Black Creek hereby agrees to render the services identified in Schedule A at a total price, not to exceed, One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00).

## ARTICLE III - PAYMENT AND INVOICING

3.1 Payment. During the term of this contract, the County shall pay Black Creek for the services outlined in Schedule A upon receipt of said invoice and approval of the County Executive.

3.2 Invoicing. Black Creek shall invoice the County for the services outlined in Schedule A upon execution of this Contract. Black Creek shall submit original invoice(s) to the following address:

Cuyahoga County Department of Information Technology  
Business Department  
1255 Euclid Avenue, 4<sup>th</sup> floor  
Cleveland, Ohio 44115

## ARTICLE IV - INDEMNITIES

4.1 Indemnification. Contractor hereby indemnifies, defends and holds harmless the County and its respective officers, officials, directors, board members, employees, and agents, from and against all claims, damages, losses, liens, causes of action, suits, judgments and expenses (including attorney's fees and other costs of defense), of any nature, kind or description, that result from (a) the negligent acts or omissions of Contractor, including all of its officers, owners, principals, subcontractors, employees, and agents, or (b) breach or default by Contractor under any terms or provisions of this Contract.

Contractor acknowledges that, as an political subdivision of the State of Ohio, the County does not indemnify any person or entity. Contractor agrees that no provision of this Contract or any other contract or agreement between Contractor and the County may be interpreted to obligate the County to indemnify or defend Contractor or any other party.

## ARTICLE V - DISPUTE RESOLUTION AND TERMINATION

5.1 Termination for Default. Either party may terminate this Contract, in whole or in part, whenever such party determines that the other has failed satisfactorily to fulfill its obligations and responsibilities hereunder and is unable to cure such failure within a reasonable period of time, not to exceed thirty (30) calendar days or such longer period of time as may be specified in writing by the terminating party, taking into consideration the gravity and nature of the default. Such termination shall be referred to as "Termination

for Default". Upon determination by either party hereto that the other has failed to satisfactorily perform its obligations and responsibilities hereunder, the party seeking termination shall notify the defaulting party in writing of the failure and of the time period that has been established to cure such failure, which time period shall be not less than ten (10) days. If the defaulting party is unable to cure the failure within the specified time period, the party seeking to terminate may, by giving written notice thereof to the defaulting party, terminate this Contract, in full or in part, as of the date specified in the notice of termination. Black Creek, however, shall be paid for all services and/or materials provided on or prior to the date of termination.

5.2 Termination for Financial Instability. In the event that Black Creek becomes financially unstable to the point of (i) ceasing to conduct business in the normal course, (ii) making a general assignment for the benefit of creditors, or (iii) suffering or permitting the appointment of a receiver for its business or its assets, or there is a filing by or against Black Creek of a meritorious petition in bankruptcy under any bankruptcy or debtor's law, the County may, at its option, immediately terminate this Contract under Section 5.2, the "Termination for Default" clause, by giving written notice thereof.

5.3 Termination for Convenience. The County may terminate this contract or any order under this contract for its convenience and without cause. Any notice of termination will be effective 30 days after the Contractor receives it. If the termination is for the convenience of the County, the Contractor will be entitled to compensation for any deliverable that the Contractor has delivered before termination.

5.4 Dispute Resolution.

a) In the event of any dispute or disagreement between Black Creek and the County, either with respect to the interpretation of any provision of this Contract or with respect to the performance by Black Creek or the County hereunder, which cannot be resolved in the normal course of business, then upon written notice of either party, each party will appoint a designated officer whose task it will be to meet for the purpose of endeavoring in good faith to resolve such dispute or to negotiate for an adjustment to such section or provision of this Contract. The designated officers shall meet as often as the parties reasonably deem necessary in order to gather and furnish to the other all information with respect to the matter in issue which the parties believe to be appropriate and germane in connection with its resolution. Such officers will discuss the problem and/or negotiate the applicable section or provision without the necessity of any formal proceedings relating thereto. During the course of such negotiation, all reasonable requests made by one party to the other for information will be honored in order that each of the parties may be fully advised in the negotiations. The specific format for such discussions will be left to the discretion of the designated officers but may include the preparation of agreed upon statements of fact or written statements of position furnished to the other party. No formal proceedings for the binding arbitration of such dispute may be commenced until (i) resolution as contemplated in this clause has been unsuccessful and (ii) either of the parties concludes in good faith that amicable resolution through continued negotiation of the matter in issue does not appear likely and so notifies the other party.

- (b) The rights and obligations of the parties under this provision shall not limit either party's right to terminate this Contract as may be otherwise permitted hereunder

#### ARTICLE VI – ADHERENCE TO ELECTRONIC SIGNATURE POLICY OF COUNTY

6.1. THE CONTRACTOR AGREES ON BEHALF OF THE SUBMITTING BUSINESS ENTITY, ITS OFFICERS, EMPLOYEES, SUBCONTRACTORS, SUBGRANTEES, AGENTS OR ASSIGNS, THAT ALL CONTRACT DOCUMENTS REQUIRING COUNTY SIGNATURES MAY BE EXECUTED BY ELECTRONIC MEANS, AND THAT THE ELECTRONIC SIGNATURES AFFIXED BY THE COUNTY TO SAID DOCUMENTS SHALL HAVE THE SAME LEGAL EFFECT AS IF THAT SIGNATURE WAS MANUALLY AFFIXED TO A PAPER VERSION OF THE DOCUMENT. THE CONTRACTOR ALSO AGREES ON BEHALF OF THE AFOREMENTIONED ENTITY AND PERSONS, TO BE BOUND BY THE PROVISIONS OF CHAPTERS 304 AND 1306 OF THE OHIO REVISED CODE AS THEY PERTAIN TO ELECTRONIC TRANSACTIONS, AND TO COMPLY WITH THE ELECTRONIC SIGNATURE POLICY OF CUYAHOGA COUNTY.

#### ARTICLE VII – Contract Administration

##### 7.1 Insurance.

The contractor shall procure, maintain and pay premiums for the insurance coverage and limits of liability indicated below with respect to products, services, work and/or operations performed in connection with this Contract.

##### **1. Mandatory Insurance Requirements**

The following three items (Worker's Compensation Insurance, Commercial General Liability Insurance, and Business Automobile Liability Insurance) are all mandatory requirements unless otherwise specified.

- (a) **Worker's Compensation Insurance** as required by the State of Ohio. Such insurance requirement may be met by either purchasing coverage from the Ohio State Insurance Fund or by maintaining Qualified Self-Insurer status as granted by the Ohio Bureau of Workers Compensation (BWC).

For Contractors with employees working outside of Ohio, Worker's Compensation Insurance as required by the various state and Federal laws as applicable including Employers' Liability coverage with limits of liability not less than:

\$1,000,000 each accident for bodily injury by accident;  
\$1,000,000 each employee for bodily injury by disease;  
\$1,000,000 policy limit for bodily injury by disease.

Such insurance shall be written on the National Council on Compensation Insurance (NCCI) form or its equivalent.

(b) **Commercial General Liability Insurance** with limits of liability not less than:

\$1,000,000 each occurrence bodily injury & property damage;  
\$1,000,000 personal & advertising injury;  
\$2,000,000 general aggregate;  
\$2,000,000 products/completed operations aggregate.

Such insurance shall be written on an occurrence basis on the Insurance Services Office (ISO) form or its equivalent.

(c) **Business Automobile Liability Insurance** covering all owned, non-owned, hired, and leased vehicles. Such insurance shall provide a limit of not less than \$1,000,000 combined single limit (bodily injury & property damage) each accident;

Such insurance shall be written on an occurrence basis on the Insurance Services Office (ISO) form or its equivalent.

Note: If the services required under this Contract include the repairing, servicing, parking or storing of vehicles, then the following insurance coverage shall also be required:

Garagekeepers Legal Liability Insurance with a limit of not less than \$1,000,000 combined single limit (bodily injury & property damage) each accident.

(d) **Umbrella/Excess Liability Insurance** with limits of liability not less than:

\$2,000,000 each occurrence  
\$2,000,000 general aggregate  
\$2,000,000 products/completed operations aggregate

Such insurance shall be written on an occurrence basis and shall sit in excess of the limits and terms set forth in the preceding items (a)-(c).

(e) **All Risk Equipment Insurance** covering all risk of physical damage to equipment provided for use by Contractor.

(f) **Errors & Omissions Liability Insurance** providing coverage for claims arising out of the provision of design, architectural, engineering and/or other professional services with a limit of liability not less than:

\$2,000,000 per claim;  
\$2,000,000 aggregate.

Such insurance may be written on either an occurrence or claims-made basis. However, if written on a claims-made basis, the claims-made retroactive date on the policy shall be prior to the commencement of any design, architectural, engineering or other professional activity related to this Contract.

### **Insurance Coverage Terms and Conditions**

1. The insurance policies of the Contractor required for this contract, with the exception of the All Risk Equipment Insurance and Errors & Omissions Insurance, shall each name the "County of Cuyahoga, Ohio and its employees" as an Additional Insured and shall contain the following provisions:

- (i) Thirty (30) days prior notice of cancellation or material change;
- (ii) A waiver of subrogation wherein the insurer(s) waives all rights of recovery against the County.

2. The insurance required for this contract shall be provided by insurance carrier(s) licensed to transact business and write insurance in the state(s) where operations are performed and shall carry a minimum A.M. Best's rating of A VII or above.

3. These insurance provisions shall not affect or limit the liability of the Contractor stated elsewhere in this Contract or as provided by law.

4. The Contractor shall require any and all of its subcontractors to procure, maintain, and pay premiums for the insurance coverages and limits of liability outlined above with respect to products, services, work and/or operations performed in connection with this Contract.

5. The County reserves the right to require insurance coverages in various amounts or to modify or waive insurance requirements on a case-by-case basis whenever it is determined to be in the best interest of the County.

6. If the Bid/Proposal/RFP specifies the need for higher limits of liability for any applicable insurance provision, the Bid/Proposal/RFP specifications shall govern.

7. The Contractor shall furnish a Worker's Compensation Certificate and Certificate of Insurance evidencing the insurance coverages required herein are in full force and effect. Acceptance of a non-conforming certificate of insurance by the County shall not constitute a waiver of any rights of the parties under this Contract.

### **ARTICLE VIII - MISCELLANEOUS**

8.1 Notices. Wherever one party is required or permitted to give notice to the other pursuant to this Contract, such notice shall be deemed given when delivered by hand, via

certified mail with return receipt requested, via overnight courier with signature required, and addressed as follows:

In the case of the County:

Cuyahoga County Department of Information Technology  
1255 Euclid Avenue, 4<sup>th</sup> Floor  
Cleveland, Ohio 44115

In the case of Black Creek:

Black Creek Integrated Systems Corporation  
Attn: Ike Newton  
P.O. Box 101747  
Irondale, AL 35210

Either party may from time to time change its designated recipient or address for notification purposes by giving the other party written notice of the new designated recipient or address and the date upon which it will become effective.

8.2 Survival of Terms. Termination or expiration of this Contract for any reason shall not release either party from any liabilities or obligations set forth in this Contract which (i) the parties have expressly agreed shall survive any such termination or expiration, or (ii) remain to be performed or by their nature would be intended to be applicable following any such termination or expiration.

8.3 Record Audit Retention. Black Creek agrees to make all pertinent contractual books and records and other documents pertaining to this Contract available to the County and its designated agents for purpose of audit and examination upon reasonable request during the term of this Contract and for a period of two (2) years from the expiration date or final payment under this Contract, whichever is later; provided however, that should Black Creek be notified that an audit has been commenced pursuant to Ohio Revised Code Sec. 117.11 during said period, for which the aforesaid books and records are material, the aforesaid records shall be retained pending the completion of said audit.

8.4 Governing Law. This Contract shall be governed by, and shall be construed and enforced in accordance with, the laws of the State of Ohio. The parties agree that the state and federal courts sitting in Ohio will have exclusive jurisdiction over any claim arising out of this Contract, and each party consents to the exclusive jurisdiction of such courts. Contractor hereby agrees not to challenge this Governing Law and Jurisdiction provision, and further agrees not to attempt to remove any legal action outside of Cuyahoga County for any reason.

8.5 Social Security Act. Black Creek shall be and remain an independent Black Creek with respect to all services performed hereunder and agrees to and does hereby

accept full and exclusive liability for payment of any and all contributions or taxes for social security, unemployment insurance, or old age retirement benefits, pensions, or annuities now or hereafter imposed under any Local, State or Federal Law which are measured by the wages, salaries, or other remuneration paid to persons employed by Black Creek for work performed under the terms of this contract and further agrees to obey all lawful rules and regulations and to meet all lawful requirements which are now or hereafter may be issued or promulgated under said respective laws by and duly authorized State or Federal officials; and said Black Creek also agrees to indemnify and save harmless Cuyahoga County from such contributions or taxes or liability.

8.6 Assignment. Black Creek shall not assign, transfer, convey or otherwise dispose of this Contract, or its right to execute it, or its right, title or interest in or to it or any part thereof, or assign, by power of attorney or otherwise, any of the monies due or to become due under this Contract without approval of the County Executive.

8.7 Contract Processing. Black Creek shall submit one (1) original contractual agreement with original signature to the following:

Cuyahoga County Department of Information Technology  
ATTN: Business Department  
1255 Euclid Avenue, 4th Floor  
Cleveland, Ohio 44115

8.8 Commencement of Contract Performance. In order to protect the interest of Cuyahoga County this contract must be executed by the County Executive before compensation for the services or products set forth in this contract can be provided. In the event that services are provided by Black Creek prior to the execution of this agreement by the County Executive, the same will be provided at Black Creek's risk, and payment therefore cannot, and will not, be made unless and until this agreement is approved by the County Executive. Upon approval by the County Executive of this contract, however, any and all prior performance under this contract shall be deemed ratified and said performance shall be deemed to be included in this contract. Payment(s) for said prior performance shall not increase the amount of the contract limit.

8.9 Annual Appropriations All of the County's obligations under this Contract are contingent upon the County Council's appropriating the funds on an annual basis necessary for the continuation of this Contract in any contract year. In the event the funds necessary for the continuation of this Contract are not appropriated or approved, the County will notify the Contractor of such occurrence in writing. This Contract shall thereafter terminate and be rendered null and void on the last day of the last fiscal period for which appropriations were made. Such termination is made pursuant to and in accordance with the terms of this Contract and shall not be considered to be a breach or default on the part of the County, and shall not result in the County having liability to the Contractor or any third party for any penalty, liability or any other expense.



8.10 Applicable County Ordinances. All contracts with the County, including this Contract, are subject to all applicable laws, ordinances, resolutions, regulations, rules and policies of the County, including but not limited to the Cuyahoga County Ethics Ordinance, the Cuyahoga County Inspector General Ordinance, the Cuyahoga County Contracting and Purchasing Procedures Ordinance, and the Cuyahoga County Debarment Law, Procedures and Review Board Ordinance. Copies of all County ordinances are available on the County Council website at <http://council.cuyahogacounty.us/>.

8.11 Ethics Requirements. The Provider agrees to remain in compliance with all County Ethics requirements including, as applicable, Vendor Ethics Registration, Vendor Ethics Training, and Registration of all Lobbyists retained by the Contractor. The Contractor shall consult the Cuyahoga County Office of Inspector General to ensure it is in full compliance with all County Ethics requirements. The Inspector General's website may be found at: <http://inspectorgeneral.cuyahogacounty.us/>.

8.12 Schedules Incorporated by Reference. The following Schedules are attached hereto and are incorporated herein:

Schedule A

THIS AGREEMENT shall be subject to interpretation under the laws of the State of Ohio, and is subject to the review of the Cuyahoga County Department of Law as to legal form and correctness.

IN WITNESS WHEREOF, the County and Black Creek have each caused this Contract to be signed and delivered by its duly authorized representative as of the date first written.

**BLACK CREEK INTEGRATED  
SYSTEMS CORPORATION**

BY: \_\_\_\_\_

Connie Hill, Vice President

**CUYAHOGA COUNTY, OHIO**

Edward FitzGerald, County Executive

BY: \_\_\_\_\_

Edward FitzGerald, County Executive

2014-01-13 09:04:43

## Schedule A



Black Creek Integrated Systems Corporation  
P. O. Box 101747  
Irondale, AL 35210  
Ph: (205)949-9900 Fax: (205)949-9910

### QUOTATION

Date	Number	Revision
11/4/2013	1	2

Terms	Ship Via	Freight	F.O.B.	Delivery
Due On Invoice Receipt	n/a	n/a	n/a	n/a

To:
David DeGrandis Cuyahoga County Juvenile Justice Center 1256 Euclid Avenue, 4th Floor Cleveland, OH 44115 <a href="mailto:ddegrandis@cuyahogacounty.us">ddegrandis@cuyahogacounty.us</a>

Description	Amount
Modified Level Five Service Plan Onsite Technician Only 1/1/2014 - 12/31/2014  **If your current Service Plan is allowed to lapse for more than 30 days, we require an out of warranty system assessment prior to renewal. This assessment is estimated at <b>\$8,150.00</b> exclusive of any repair parts and labor. See additional information on this requirement in the attached support plan description.	\$120,000.00
<b>Total Quotation Amount:</b>	<b>\$120,000.00</b>



## BLACK CREEK INTEGRATED SYSTEMS CORP. LEVEL FIVE SERVICE PLAN DESCRIPTION

Page 1 of 2

### A. Purpose of the Plan

The Black Creek Level Five Service Plan is a full service offering for Black Creek's customers who lack in-house technical support, who desire to budget a single amount annually for all security system maintenance and repair during normal working hours, and to have that maintenance performed by the manufacturer of their security system.

Other than the requirement for an owner-designated service contact, with responsibility for accurate reporting of system problems and liaison with Black Creek, the Plan incorporates no customer participation.

### B. Plan Features

1. **On-Site Preventive Maintenance and Repair Service** - A trained service technician in the full-time employ of Black Creek will be on-site for forty hours per week, during normal working hours (8:00 A.M. - 5:00 P.M. Monday through Friday, non-Holiday, or as mutually agreed upon), over the life of the Plan in order to:
  - a.) Perform recommended preventive maintenance tasks.
  - b.) Review and assess security system condition and operation.
  - c.) Perform any system repairs as required.
2. **Unscheduled Emergency Site Repair Service Outside Of Normal Working Hours** - A trained service technician in the full-time employ of Black Creek will respond in no more than four hours to calls for emergency on-site repair service to be performed outside of normal working hours. Costs for technician labor for work requested to be performed outside of normal working hours shall be billed at the Service Plan Rates indicated in the attached Extended Services Rate Sheet.
3. **Optional Emergency Telephone Support Outside Of Normal Working Hours** - At the customer's option, in lieu of an emergency site visit outside of normal working hours, Black Creek will provide emergency telephone support including on-line system diagnostics and maintenance. Emergency telephone support outside of normal working hours shall be billed at the rates indicated in the attached Extended Services Rate Sheet.
4. **Parts Replacement/Repair** - Black Creek will repair or replace with equivalent equipment at its option, failed electronic security system components for the period of the Plan. This clause extends only to materials determined to have failed in normal service and specifically excludes UPS batteries.
5. **Document Maintenance Surcharge Waiver** - The per call surcharge assessed to on-call customers related to the maintenance of as-built system documentation, computer and PLC programs and O&M manuals on-line and in current condition is waived for Plan participants.
6. **Annual Renewal** - A Level Five Service Plan may be renewed up to thirty days after the prior year's plan expiration date at pricing levels in effect at the date of renewal without the necessity of an on-site system assessment inspection.
7. **Discount On Labor** - Level Five Service Plan participants will receive a 15% discount from Black Creek's On Call Account labor rates for all non-covered remote and on site technical support services.

### C. Customer Responsibilities

1. **Broadband Internet Connection** - The customer shall install and maintain a broadband internet connection to be used for remote on-line touchscreen control system diagnostics. The Internet connection will be installed adjacent to the Remote Access/Utility computer, and must be assigned a real-world static IP address. The internet connection can be made via cable modem, DSL, or through the County Network, providing the previous listed requirements are met.

23

Black Creek Integrated Systems Corporation

2800 Crestwood Blvd., P.O. Box 101747, Irondale, AL 35210 Ph. (205)949-9900 Fax (205)949-9910

Rev. Date: June 2, 2010

L5SP (REV. 8-2-10).DOCX



## BLACK CREEK INTEGRATED SYSTEMS CORP. LEVEL FIVE SERVICE PLAN DESCRIPTION

Page 2 of 2

2. **Customer-Designated Service Contact** - The customer shall designate a single individual as the primary service contact. This person shall serve as liaison to Black Creek for service-related matters and should be familiar with current and previous service needs and status. All other customer personnel shall route service needs to this designated individual.
3. **High Ceiling/Pole Access** - The customer shall be responsible for furnishing technician access and lifting means where required to all ceiling or pole-mounted devices. Access shall be through the use of OSHA-approved ladders, scaffolds, and/or mechanical lifting devices suitable for the intended service.

### D. Extended Services

The services listed in this section are *not* provided as part of the Level Five Service Plan.

1. **Labor Related To Emergency Repair Service Outside Of Normal Working Hours** - Technician labor related to emergency repairs outside of normal working hours shall be billed at the Service Plan Rates indicated in the attached Extended Services Rate Sheet.
2. **Damage Repair** - Replacement or repair charges for parts damaged by fire, lightning or power surges, water damage or acts of God, and damage related to negligence, misuse or vandalism all shall be billed at the Service Plan Rates indicated in the attached Extended Services Rate Sheet.
3. **Out Of Warranty System Assessment At Plan Inception** - Customers who desire to participate in a Level Five Service Plan program and whose systems have been out of the initial construction warranty, or have not been covered under a Black Creek Level Two (or higher) Service Plan for more than thirty days, must have their system inspected and assessed by BCIS and all listed repairs completed prior to Plan Inception. Rates for labor and materials required for this initial inspection and related repairs shall be at Level Five Service Plan pricing levels as indicated in the attached Extended Services Rate Sheet.
4. Any material costs related to the replacement of UPS batteries.

### E. Billing

Billing for the base service plan contract shall be on an annual lump sum basis. Billing shall be rendered upon receipt of the customer's purchase order for those services and shall be payable upon receipt of invoice. Any billing for parts and extended services shall be rendered upon shipment of parts or completion of services and shall be payable upon receipt of invoice.

### F. Warranty

Parts and labor provided under this plan are warranted for the life of the Plan. Damage to systems or components due to abuse, negligence or acts of God are excluded from the warranty provisions.