

**CONTRACT FOR PROFESSIONAL SERVICES
WITH COVENANT HOUSE ALASKA FOR CONGREGATE
SHELTERING FOR TRANSITION AGE YOUTH**

In consideration of the mutual promises herein, Municipality of Anchorage and Covenant House Alaska agree as follows. This Contract consists of:

- A. Part I, consisting of 15 sections of Special Provisions.
- B. Part II, consisting of 11 sections of General Provisions.
- C. Appendix A—Program Proposal
- D. Appendix B—Budget Narrative
- E. Appendix C—Program Reports and Invoice

**PART I
SPECIAL PROVISIONS**

Section 1. Definitions. In this Contract:

- A. "Administrator" means the Director of the Anchorage Health Department or her/his designee.
- B. "MOA" means the Municipality of Anchorage.
- C. "Contractor" means Covenant House Alaska.

Section 2. Scope of Services.

- A. The Contractor shall perform professional services in accordance with Appendix A, which is attached hereto and incorporated in this section by reference.
- B. The MOA shall not allow any claim for services other than those described in this section. However, the Contractor may provide, at its own expense, any other services that are consistent with this Contract.

Section 3. Time for Performance.

- A. This Contract becomes effective when signed on behalf of the MOA.
- B. The Contractor shall commence performance of the work described in Part I Section 2 upon execution of this Contract, and complete that performance on or before December 31, 2022.

Section 4. Compensation; Method of Payment.

- A. Subject to the Contractor's satisfactory performance, Anchorage shall pay the Contractor no more than TWO HUNDRED THOUSAND DOLLARS (\$200,000) in accordance with this section.

- B. The MOA shall pay the Contractor in accordance with the budget attached as Appendix B and incorporated herein by reference for services actually performed under this Contract.
- C. By the 15th day of the month following the billing period, the Contractor shall present a bill to the Administrator describing the work for which it seeks payment and documenting expenses and fees to the satisfaction of the Administrator. If any payment is withheld because the Contractor's performance is unsatisfactory, the Administrator must, within 15 days of the payment denial, notify the Contractor of the payment denial and set forth, with reasonable specificity, what was unsatisfactory and why.
- D. By the 15th day of the month following the end of each quarter and the end of the Contract, the Contractor shall submit a report in accordance with Appendix C.
- E. The Contractor is not entitled to any compensation under this Contract, other than is expressly provided for in this section.
- F. As a condition of payment, the Contractor shall have paid all municipal taxes currently due and owing by the Contractor.

Section 5. Termination of the Contractor's Services.

The Contractor's services under Section 2 may be terminated:

- A. By mutual consent of the parties.
- B. For the convenience of the MOA, provided that the MOA notifies the Contractor in writing of its intent to terminate under this paragraph at least 15 days prior to the effective date of the termination.
- C. For cause, by either party where the other party fails in any material way to perform its obligations under this Contract. Termination under this subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefor, and the other party fails to cure the default within thirty (30) days after receiving the notice.

Section 6. Duties Upon Termination.

- A. If The MOA terminates the Contractor's services for convenience, the MOA shall pay the Contractor for its actual costs reasonably incurred in performing before termination. Payment under this subsection shall never exceed the total compensation allowable under Section 4. All finished and unfinished documents and materials prepared by the Contractor shall become the property of the MOA.
- B. If the Contractor's services are terminated for cause, the MOA shall pay the Contractor the reasonable value of the services satisfactorily rendered prior to termination less any damages suffered by the MOA because of the Contractor's failure to perform satisfactorily. The reasonable value of the services rendered shall never exceed the Contract rate for such services, and payment under this subsection shall not exceed ninety percent (90%) of the total compensation allowable under Section 4. Any finished or unfinished documents or materials prepared by the Contractor under this Contract shall become the property of the MOA at its option.

- C. If the Contractor receives payments exceeding the amount to which it is entitled under subsections A or B of this section, he shall remit the excess to the Administrator within thirty (30) days of receiving notice to do so.
- D. The Contractor shall not be entitled to any compensation under this section until the Contractor has delivered to the Administrator all documents, records, work product, materials and equipment owned by the MOA and requested by the Administrator.
- E. If the Contractor's services are terminated, for whatever reason, the Contractor shall not claim any compensation under this Contract, other than that allowed under this section.
- F. Except as provided in this section, termination of the Contractor's services under Section 5 does not affect any other right or obligation of a party under this Contract.

Section 7. Insurance.

- A. Contractor shall maintain in good standing, for the entire period of the Contract, the insurance described in subsection B of this section. Before rendering any services under this Contract, Contractor shall furnish the Administrator with a Certificate of Insurance in accordance with subsection B of this section in a form acceptable to the Risk Manager for MOA.
- B. Contractor shall provide the following insurance:
 - 1.) \$500,000 Employers Liability and Workers Compensation as required by Alaska Law.
 - 2.) Commercial Automobile Liability in the amount of \$1,000,000 combined single limit to include: owned, hired, and non-owned.
 - 3.) Commercial General Liability including:
 - \$2,000,000 General Aggregate
 - \$2,000,000 Products/Completed Operations
 - \$1,000,000 Personal & Advertising Injury
 - \$1,000,000 Each Occurrence
 - \$10,000 Medical Payments
 - \$1,000,000 Sexual Abuse and Molestation
 - 4.) Professional Liability insurance with limits not less than \$5,000,000 per occurrence and in the aggregate.
 - 5.) Cyber/Privacy Liability insurance with limits not less than \$3,000,000. The Cyber coverage shall include, but not be limited to, claims involving invasion of privacy violations (including HIPPA), Information theft, and release of private information. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses.

- C. Policies written on a "claims-made basis" must have a two (2) year tail of coverage, or an unbroken continuation of coverage for two (2) years from the completion of Contract requirements.
- D. Each policy of insurance required by this section shall provide for advance notice to the MOA/Contract Administrator prior to cancellation in accordance with the policy. IF the insurer does not notify the MOA on policy cancellation it shall be Contractor's responsibility to notify the MOA of such cancellation.
- E. Except for Workers Compensation and Professional Liability each policy shall name The Municipality as an "additional insured" and the actual policy endorsement shall accompany each Certificate of Insurance.
- F. General Liability and Workers Compensation policies shall be endorsed to waive all rights of subrogation against the Municipality of Anchorage by reason of any payment made for claims under the above coverage. This policy endorsement shall accompany each Certificate of Insurance.
- G. All policies for general liability shall be primary and noncontributing with any insurance that may be carried by the Municipality.
- H. If Contractor maintains broader coverage and/or higher limits than the minimums shown above than the MOA requires the MOA shall be entitled to the broader coverage and/or the higher limits maintained by Contractor. Any available insurance proceeds more than the specified minimum limits of insurance and coverage shall be available to the MOA.
- I. Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and Contractor shall ensure that the MOA is an additional insured on insurance required from subcontractors.

Section 8. Assignments.

Unless otherwise allowed by this Contract or in writing by the Administrator, any assignment by the Contractor of its interest in any part of this Contract or any delegation of duties under this Contract shall be void, and an attempt by the Contractor to assign any part of its interest or delegate duties under this Contract shall give the MOA the right immediately to terminate this Contract without any liability for work performed.

Section 9. Ownership; Publication, Reproduction and Use of Material.

- A. Except as otherwise provided herein, all data, documents and materials produced by the Contractor under this Contract shall be the property of the MOA, which shall retain the exclusive right to publish, disclose, distribute and otherwise use, in whole or in part, any such data, documents or other materials. Exclusive rights shall not be attributed to portions of such materials presently in the public domain or which are not subject to copyright.

- B. Equipment purchased by the Contractor with designated Contract funds shall be the sole property of the MOA marked and inventoried as such with a copy of the inventory forwarded to the MOA.

Section 10. Notices.

Any notice required pertaining to the subject matter of this Contract shall be either sent via facsimile (FAX) or mailed by prepaid first class registered or certified mail, return receipt requested to the following addresses:

Anchorage: Municipality of Anchorage
Anchorage Health Department
P.O. Box 196650
Anchorage, AK 99519-6650

Contractor: Covenant House Alaska
755 A St.
Anchorage, AK 99501

Notices are effective five (5) days after proof of proper posting.

Section 11. Contract Budget.

In connection with its performance under this Contract the Contractor shall not make expenditures other than as provided in line items in the Contract budget (Appendix B).

Section 12. Force Majeure.

- A. Any failure to perform by either party due to force majeure shall not be deemed a violation or breach hereof.
- B. As used in this contract, force majeure is an act or event of substantial magnitude, beyond the control of the delayed party, which delays the completion of this Contract, including without limitation:
1. Any interruption, suspension or interference resulting solely from the act of the Municipality or negligent act(s) of the Municipality not otherwise governed by the terms of this Contract.
 2. Strikes or work stoppages.
 3. Any interruption, suspension or interference with the project caused by acts of God, or acts of a public enemy, wars, blockades, insurrections, riots, arrests or restraints of governments and people, civil disturbances or similar occurrences.
 4. Order of court, administrative agencies or governmental officers other than the Municipality.

Section 13. Financial Management System.

The Contractor shall establish and maintain a financial management system that:

- A. Provides accurate, current, and complete disclosure of all financial transactions relating to the Contract;
- B. Maintains separate accounts by source of funds for all revenues and expenditures and identifies the source and application of funds for the Contractor's performance under this Contract, including information pertaining to subcontracts, obligations, unobligated balances, assets, liabilities, outlays and income;
- C. Effectively controls and accounts for all municipal funds and Contract property;
- D. Compares actual expenditures with budgeted amounts and relates financial information to performance or productivity data including unit cost information where applicable;
- E. Allocates administrative costs to direct service delivery units;
- F. Minimizes the time between receipt of funds from the MOA and their disbursement by the Contractor;
- G. Provides accounting records supported by source documentation; and
- H. Provides a systematic method assuring the timely and appropriate resolution of audit findings and recommendations.

Section 14. Funding Requirements.

In the event that any funding source for this Contract should impose additional requirements upon the MOA for the use of those funds, the Contractor agrees to abide by those additional requirements immediately upon receipt of written notice thereof from the MOA.

Section 15. Subcontracts.

The Contractor may enter into subcontracts for the purchase of goods and services necessary for the performance of this Contract, provided:

- A. Every subcontract shall be reduced to writing and contain a precise description of the services or goods to be provided and the nature of the consideration paid therefore.
- B. Every subcontract under which the Contractor delegates the provision of services shall be subject to review and approval by the Administrator before it is executed by the Contractor.
- C. Every subcontract in an amount exceeding \$1,000.00 shall require reasonable access to business records of the subcontractor relating to the purchase of goods or services pursuant to the subcontract.

PART II

GENERAL CONTRACT PROVISIONS

Section 1. Relationship of Parties.

The Contractor shall perform its obligations hereunder as an independent Contractor of the MOA. The MOA may administer the Contract and monitor the Contractor's compliance with its obligations hereunder. The MOA shall not supervise or direct the Contractor other than as provided in this section.

Section 2. Nondiscrimination.

- A. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, or marital status, or who is a "qualified individual with a disability", as that phrase is defined in the Americans With Disabilities Act of 1990. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, mental or physical disability, sexual orientation or gender identity. Such action shall include, without limitation, employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The Contractor agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- B. The Contractor shall state, in all solicitations or advertisements for employees to work on Contract jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, marital status, or mental or physical disability.
- C. The Contractor shall comply with any and all reporting requirements that may apply to it which the Anchorage Office of Equal Employment Opportunity Contract Compliance may establish by regulation. The Contract compliance officer may accept the Contractor's compliance with federal requirements or the Contractor's federal reporting documents in lieu of reporting under this section.
- D. The Contractor shall include the provisions of subsections A through C of this section in every subcontract or purchase order under this Contract, so as to be binding upon every such subcontractor or vendor of the Contractor under this Contract. The Contract compliance officer may accept the Contractor's compliance with federal requirements or the Contractor's federal reporting documents in lieu of reporting under this section.
- E. The Contractor shall comply with all applicable federal, state and municipal laws concerning the prohibition of discrimination including, but not limited to Title 5 and Title 7, Chapter 7.50 of the Anchorage Municipal Code.

Section 3. Permits, Laws and Taxes.

The Contractor shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Contract. All actions taken by the Contractor under this Contract shall comply with all applicable statutes, ordinances, rules and regulations. The Contractor shall pay all taxes pertaining to its performance under this Contract.

Section 4. Nonwaiver.

The failure of either party at any time to enforce a provision of this Contract shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Contract or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

Section 5. Amendment.

- A. This Contract shall only be amended, modified or changed by a writing, executed by authorized representatives of the parties, with the same formality as this Contract was executed.
- B. For the purposes of any amendment modification or change to the terms and conditions of this Contract, the only authorized representatives of the parties are:

Contractor: CEO: Allison Kear
Anchorage: Mayor, Municipal Manager or Approved Designee

- C. Any attempt to amend, modify, or change this Contract by either an unauthorized representative or unauthorized means shall be void.

Section 6. Jurisdiction; Choice of Law.

Any civil action rising from this Contract shall be brought in the Superior Court for the Third Judicial District of the State of Alaska at Anchorage. The law of the State of Alaska shall govern the rights and obligations of the parties under this Contract.

Section 7. Severability.

Any provision of this Contract decreed invalid by a court of competent jurisdiction shall not invalidate the remaining provisions of the Contract.

Section 8. Integration.

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Contract shall supersede all previous communications, representations or agreements, either oral or written, between the parties hereto.

Section 9. Liability.

The Contractor shall indemnify, defend, save and hold Anchorage(or Municipality) harmless from any and all claims, lawsuits or liability, including attorney fees and costs, allegedly arising out of loss, damage or injury to persons or property or from any wrongful or negligent act, error or omission of Contractor, Contractor's agents, employees, subcontractors or invitees, occurring during the course of, or as a result of the Contractor's, Contractor's agents, employees, Contractors, subcontractors or invitees performance pursuant to this Contract.

Section 10. Inspection and Retention of Records.

The Contractor shall, at any time during normal business hours and as often as the MOA may deem necessary, make available to the MOA, for examination, all of its records with respect to all matters covered by this Contract for a period ending three years after the date the Contractor is to complete performance in accordance with Section 2 of the Special Provisions. Upon request, and within a reasonable time, the Contractor shall submit such other information and reports relating to its activities under this Contract, to the MOA, in such form and at such times as the MOA may reasonably require. The Contractor shall permit the MOA to audit, examine and make copies of such records, and to make audits of all invoices, materials, payrolls, records of personnel and other data relating to all matters covered by this Contract. the MOA may, at its option, permit the Contractor to submit its records to the MOA in lieu of the retention requirements of this section.

Section 11. Availability of Funds.

Payments under this Contract require funds from future appropriations and are subject to future appropriations. If sufficient funds are not appropriated for payments required under this Contract, this Contract shall terminate without penalty to the MOA and the MOA shall not be obligated to make payments under this Contract beyond those which have previously been appropriated.

IN WITNESS WHEREOF, the parties have executed this Contract on the date and at the place shown below.

MUNICIPALITY OF ANCHORAGE

COVENANT HOUSE ALASKA

Chris Hunter

Mayor, Municipal Manager or
Approved Designee

Date: 10/12/2022

Name: Quinn K

Title: CEO13-341

Date: 10/04/2022

Taxable []

IRS Tax Identification No.
13-3419755 Tax Status: Taxable [] Non-

RECOMMEND FOR APPROVAL:

Kimberly Rash

Name: Kimberly Rash
Title: Acting Director, Anchorage Health Department
Date: 10/03/2022

Certificate Of Completion

Envelope Id: 23E0A54B8EBF4AD5A9F0DF11317D72FB

Status: Completed

Subject: Complete with DocuSign: 2022002658 - Executed Contract - Covenant House.pdf

Source Envelope:

Document Pages: 10

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Chris Hunter

AutoNav: Enabled

632 W 6th Ave

Envelope Stamping: Enabled

Anchorage, AK 99501

Time Zone: (UTC-09:00) Alaska

chris.hunter@anchorageak.gov

IP Address: 209.193.41.5

Record Tracking

Status: Original

Holder: Chris Hunter

Location: DocuSign

10/12/2022 2:26:36 PM

chris.hunter@anchorageak.gov

Security Appliance Status: Connected

Pool: StateLocal

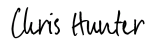
Storage Appliance Status: Connected

Pool: MOA

Location: DocuSign

Signer Events**Signature****Timestamp**

Chris Hunter



Sent: 10/12/2022 2:27:23 PM

chris.hunter@anchorageak.gov

Viewed: 10/12/2022 2:27:30 PM

Deputy Director

Signed: 10/12/2022 2:27:36 PM

Municipality of Anchorage

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication
(None)

Using IP Address: 209.193.41.5

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

10/12/2022 2:27:23 PM

Certified Delivered

Security Checked

10/12/2022 2:27:30 PM

Signing Complete

Security Checked

10/12/2022 2:27:36 PM

Completed

Security Checked

10/12/2022 2:27:36 PM

Payment Events**Status****Timestamps**