

**AGREEMENT FOR PROFESSIONAL SERVICES - ARCHITECTS**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, by and between Long Island University (“University”), an educational institution incorporated and doing business under the laws of the State of New York with its principal place of business located at 700 Northern Blvd., Brookville, New York 11548, and \_\_\_\_\_ (“Architect”), a corporation incorporated under the laws of the State of \_\_\_\_\_ with offices located at \_\_\_\_\_.

**WHEREAS**, the University desires to retain the services of Architect in connection with the Architect’s expertise and experience in the business of \_\_\_\_\_, and Architect wishes to provide such services to University;

**NOW THEREFORE**, in consideration of the mutual covenants, conditions and promises contained herein, University and Architect agree as follows:

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

**1. Services**

- a) Architect agrees to perform to the University’s satisfaction the professional services set forth in the attached “Specification of Services” (“Services”) with the standard of care and skill customarily provided in the industry for performance of such services, and to devote such amount of its business during the Term as is necessary to fulfill all of its duties and obligations hereunder.
- b) Architect agrees that should University determine, in its sole discretion, that any of Architect’s agents or employees has been unable to discharge duties for any cause, or has failed or refused to perform Services under this Agreement in a manner satisfactory to University, then University shall notify Architect in writing of such opinion. Architect shall immediately substitute the agent or employee with a replacement acceptable to University.

**2. Payment for Services**

- a) In full consideration for the Services, University shall pay the Architect a lump sum payment of \$\_\_\_\_\_ in accordance with the rates and guidelines set forth in the attached “Specification of Compensation.”
- b) Architect shall issue a monthly invoice to the University detailing all work performed during the previous month. University shall pay these monthly invoices within 30 days of receipt.
- c) On notice to Architect, University may withhold payments for unsatisfactory performance results and/or question any item reflected on Architect’s invoice. Pending settlement or resolution of the issue, University’s nonpayment shall not constitute a default of this Agreement. University shall pay all invoiced amounts not in dispute.
- d) University must consent in writing prior to Architect’s working in excess of the maximum work values set forth in the attached Specifications.

**3. Term**

Unless terminated sooner as provided below, this Agreement shall commence on \_\_\_\_\_ and terminate on \_\_\_\_\_ or on completion of the Services, whichever shall occur first in time.

#### **4. Architect's Capacity and Responsibilities**

- a) It is expressly understood that Architect shall perform the Services as an independent contractor and is not an agent, affiliate, partner, joint venture or employee of University. Architect agrees that the manner in which it performs its obligations under this Agreement is solely within its direction and control, subject to the terms and conditions of the attached Specifications, and that it is not entitled to tax withholding, worker's compensation, unemployment compensation or any employee benefits, statutory or otherwise.
- b) Architect shall not have the authority to enter into any contract or agreement to bind University and shall not represent to anyone that Architect has such authority.
- c) Architect represents and warrants that it has / its personnel have or will obtain and maintain all necessary licenses, permissions, certifications, authorizations, registrations and approvals required for the provision of Services under this Agreement. Architect specifically represents that it will take and perform all acts, conditions and things necessary to enable it to lawfully fulfill the terms and conditions of this Agreement and lawfully comply with the obligations assumed hereunder.
- d) Architect represents and warrants to University that in performing the Services, Architect will not be in breach of any agreement with or infringe the intellectual property rights of any third party.

#### **5. Confidentiality of Information**

- a) Architect acknowledges and agrees to make best efforts to maintain in a secure fashion the confidentiality of any tangible or intangible information revealed, obtained or developed during the course of or in connection with the performance of the Services, including without limitation any information (in whatever media) contained in any staff or student health, personnel or education record, or about the operations, programs, finances, marketing, pricing, administration, maintenance, plans, research, future intentions or policies of University, or any other information or data about which Architect becomes aware which is or may be a trade secret or of a confidential and proprietary nature ("Confidential Information").
- b) Architect acknowledges and agrees that it shall treat all Confidential Information with the strictest confidence and secrecy and shall not disclose any Confidential Information to any third party, or use Confidential Information for Architect's own purposes or other than for the benefit of University in performing the Services under this Agreement, during the term of this Agreement and at all times thereafter, without the prior written consent of University. Architect also agrees that any dissemination of Confidential Information within its own business entity shall be restricted to "a need to know basis" for the purpose of performance hereunder.
- c) This provision shall survive expiration or termination of this Agreement. All notes, memoranda, records and writings consisting of any Confidential Information or made by Architect relative to the business of University shall be and remain the property of University and shall be destroyed or handed over to University on demand and in any event on the termination of this Agreement.

#### **6. Property Rights**

- a) Architect agrees that all work product, tangible or intangible, including any images, curricula, computer program, document, data, copyrightable work, invention, improvement, discovery, design or other intellectual property right developed or created by Architect, solely or with others, resulting from the performance of Services under this Agreement, and all copies of any of the foregoing ("Deliverables") are the sole, exclusive and absolute property of University and shall be disclosed thereto, it being intended that such Deliverables shall be deemed 'works made for hire'. Architect agrees to assign all rights therein to University without need for additional writing or compensation with respect to the same. Architect further agrees to provide University with any assistance that University may require to obtain patent or copyright registrations or other statutory protection in the Deliverables, including the execution of any documents submitted by University.

- b) To the extent that any Deliverable is not deemed ‘works made for hire’, Architect hereby irrevocably grants, assigns, transfers and sets over unto University all worldwide right, title and interest of any kind, nature or description in and to the Deliverable and all intellectual property rights therein, including copyrights.
- c) Architect shall not use University’s name, logos or trade dress in connection with any representation, solicitation, promotion, advertisement, or sales or marketing publication, without the University’s prior written consent.
- d) This provision shall survive expiration or termination of this Agreement.
- e) Any use of Architect’s instruments of service for this or other projects without the professional involvement of Architect shall be at the University’s sole risk, without liability to Architect.

## **7. Assignment**

Architect may not assign, transfer, subcontract, delegate or otherwise dispose of its interest or delegate any part of its duties hereunder without the prior written consent of University.

## **8. Compliance with Laws**

Architect agrees that it will comply at its expense with all applicable federal, state, county and local laws, ordinances and regulations in the performance of its obligations under this Agreement, including but not limited to applicable building and safety codes and the procurement of permits and certificates where required.

## **9. Insurance**

Architect will secure, purchase and maintain, at its own expense, the following insurance policies in full force and effect during all periods of Service covered by this Agreement:

Commercial General Liability Insurance with limits of \$1,000,000 per occurrence, bodily injury and property damage combined; \$1,000,000 per occurrence for personal and advertising injury; \$2,000,000 Products/Completed Operations Aggregate and \$2,000,000 per location aggregate. This policy shall be written on an “occurrence” basis and shall apply on a primary basis irrespective of any other insurance, whether collectible or not.

Comprehensive automobile liability insurance containing a \$1,000,000 combined single limit for bodily injury and property damage covering all owned, non-owned and hired vehicles utilized in or related to all work covered by the Agreement documents.

Professional Liability Insurance with limits not less than \$1,000,000 per claim and \$2,000,000 aggregate. The policy may be written on a claims-made basis, but if so, such coverage must be maintained a minimum of five years after termination of this Agreement with either extended reporting or retroactive dates maintained during the term of the Agreement and subsequent five-year period.

Statutory workers compensation, employer’s liability and state disability coverage in all states in which the service will be performed, in amounts not less than \$500,000 per accident or disease.

**Each insurance policy described above shall be endorsed to name Long Island University as an “Additional Insured” for all activities covered by this Agreement. The definition of Additional Insured shall include all of University’s trustees, officers, employees, agents and representatives. Further, coverage for Additional Insured shall apply on a primary basis, irrespective of any other insurance, whether collectible or not.**

All insurance policies shall be written with insurance companies licensed to do business in the State of New York and rated not lower than A-IX by A.M. Best, and University shall receive thirty days prior written notice in the event of cancellation, non-renewal or material modification.

Architect will, at least ten (10) days before the initial period of Services undertaken pursuant to this Agreement, and prior to any expiration or anniversary of the respective policy terms, deposit with the Insurance Coordinator of Long Island University, University Center, 700 Northern Blvd., Brookville, NY 11548-1326, certificates of insurance evidencing compliance with all insurance provisions noted above. Architect accepts that failure to provide adequate or proper certification of insurance, specifically including Long Island University as "Additional Insured" shall immediately be deemed a breach of contract.

It is further agreed that Architect will require all subcontractors and others acting under its direction or control in performing the Services to: (a) execute an insurance and indemnification agreement in favor of University with the Indemnifying Parties agreeing to the same terms and conditions as is contained herein, (b) maintain the same insurance coverage set forth herein, and (c) provide certificates of insurance evidencing the required coverage and naming University as "Additional Insured."

### **10. Indemnification**

Architect agrees to indemnify and hold harmless the University, its trustees, officers, employees, representatives and agents, from and against losses, expenses, claims, demands, judgments, liabilities or alleged liabilities (including attorney's fees) resulting from, arising out of or related to any action or cause of action occurring in connection with Architect's negligent provision of the Services contemplated by this Agreement, including, but not limited to, intellectual property rights claims or any injury or damage sustained by any person or property in consequence of any act, words or images included as part of Architect's Services under the Agreement, or breach of any obligation, representation or warranty of Architect set forth herein.

### **11. Termination**

The University may terminate this Agreement at any time. If the Agreement is terminated early, the Architect will receive a pro-rated fee based upon the work completed as of the termination date.

### **12. Coordination**

Architect shall cooperate with such contractors, persons or entities as University may designate from time to time in connection with the Services to be performed hereunder, and Architect agrees to meet with such contractors, other persons or entities at such times as University may require in order to maintain a continuous review process or to expedite any determinations or approvals required during the various phases of performance of the Service work.

### **13. Notices**

Any notice, approval, request, bill or statement from either party to the other shall be in writing and be deemed given when deposited with the U.S. Postal Service in a postage pre-paid envelope sent regular mail or delivered by hand with an appropriate receipt obtained, addressed as follows:

If to the University, to:

Long Island University            [or]  
Attention:  
720 Northern Boulevard  
Brookville, NY 11548

Long Island University  
Attention:  
1 University Plaza  
Brooklyn, NY 11201

If to Architect, to:

**14. Miscellaneous**

- a) If any term or provision of this Agreement is declared invalid by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall remain unimpaired and in full force and effect.
- b) Failure by either party at any time to claim a breach of any Agreement term, exercise any power or enforce any obligation hereunder will not be construed as a waiver of any right, power or obligation under this Agreement, and will not prejudice either party in the context of any subsequent action.
- c) This Agreement shall be construed and enforced in accordance with the laws of the State of New York. It is expressly understood by the parties that any dispute hereunder, unless settled by the parties, shall be resolved by legal action brought in the Supreme Court for the State of New York and each party shall waive their right to a jury trial.
- d) This Agreement and attached Specifications constitute the entire agreement between the parties and incorporate all prior understandings in connection with the subject matter hereof. The Agreement and Specifications may not be modified, waived, amended or discharged except by a writing signed by both parties hereto.
- e) To the extent that any terms or conditions contained in any documents appended hereto or accepted to in electronic conflict with this Agreement, this Agreement shall control.

**IN WITNESS WHEREOF**, the University and Architect have executed this Agreement by and through their respective representatives as of the date first above written.

LONG ISLAND UNIVERSITY

ARCHITECT

By: \_\_\_\_\_  
Print Name, Title:

By: \_\_\_\_\_  
Print Name, Title:

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Signature/Date

## **SPECIFICATION OF COMPENSATION**

### **I. COST ESTIMATE STATEMENT**

Architect shall prepare and submit to University for approval the Specification of Services statement annexed hereto. The Specification of Services statement shall include:

- (i) a mutually agreed upon description of the overall services to be performed,
- (ii) the specific tasks to be undertaken in performance of the services,
- (iii) start and completion dates for each task,
- (iv) specifications and documentation standards applicable to the services,
- (v) all Deliverables to be supplied by Architect,
- (vi) the estimated costs of each task, and if applicable,
- (vii) the names and billing rates of the individuals who will undertake each task.

At any time it appears that the initial (or any revised) cost estimate or assignment will be exceeded or any completion date not met, Architect shall inform University immediately. Subsequently, the Statement is to be updated in conjunction with the reviews described in Section II below.

### **II. MANAGEMENT AND MONITORING RESPONSIBILITY**

The Architect and University's Project Manager will review the progress of the work each month, including compliance with the initial Statement, estimated completion dates, costs incurred and estimated future costs.

### **III. BILLING PROCEDURES**

**A. Establishment of Fees and Disbursements** Architects are retained because of their expertise. Accordingly, time spent educating staff within or external to Architect's company shall not be billed to University. Reasonable routine disbursements (out-of-pocket expenses) will be reimbursed direct to the Architect at the cost paid by the Architect (i.e. without mark-up), in accordance with University's standard policy, including but not limited to Coach Class travel, unless another class of travel has been specifically authorized, and the use of pre-approved hotels. As a general matter University does not pay for time spent traveling. Cost differentials between pre-approved travel expenses and those incurred will be borne by Architect.

**B. Invoices** Architect will present to the University Project Manager an invoice every month for work done during the immediately preceding month period. No invoice will be paid unless the University Project Manager has approved it for payment. Time spent preparing invoices may not be charged.

All invoices shall be rendered on the basis of hourly rates unless a different arrangement is agreed to in advance by the Architect and University's Project Manager. Architect shall list on each invoice (i) each activity performed, (ii) the individuals / subcontractors involved, (iii) the amount of time spent, (iv) billing rates and (v) the total cost. If requested, Architect will provide signed time sheets with each invoice. Disbursements must be itemized separately.

University may decline to pay any invoice received more than 90 days after the end of the month in which the work was performed. All invoices are subject to approval by University's Office of Finance and once approved will be processed for payment within 30 days.

**C. Auditing of Invoices** University has the right to audit all invoices presented, using either University in-house auditors or the services of an independent auditor. Architect shall make all necessary receipts and records available to University for this purpose. University will give the Architect at least seven business days' notice of any such audit.

**D. Overruns Over Cost Estimate** Actual billings will be tracked against the cost estimates in the initial and any revised Statements. Architect must notify the University Project Manager immediately, as soon as an overrun to the initial or any revised Statement is anticipated (Architect should not wait to report such an overrun in the regularly scheduled monthly review). Project overruns in excess of 5% of the original estimate will not be paid unless the circumstances that caused the overrun are reviewed with University's Project Manager, and approved by the University Office of Finance.

**SPECIFICATION OF SERVICES**

**SCOPE OF WORK**

(must be completed in entirety; may attach relevant section of Architect's proposal)

Date: \_\_\_\_\_

Period Covered: \_\_\_\_\_

Name of Project: \_\_\_\_\_

Name of Architect's Firm \_\_\_\_\_

Project Manager/Telephone Number \_\_\_\_\_

Is there an existing contract for this Architect? Please circle YES or NO. If YES, do not complete the remainder of this form. If NO, please complete this form. In either situation, attach this form to each invoice forwarded to the University's Office of Finance for payment.

1. Background description (i.e. reason for services):  
\_\_\_\_\_  
\_\_\_\_\_

2. Specific services / tasks to be performed to complete the project:  
\_\_\_\_\_  
\_\_\_\_\_

3. Tasks to be undertaken, each with time frames for completion and estimated costs:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Specifications and documents applicable: (attach all relevant standards, specifications and documents required to perform Services):  
\_\_\_\_\_  
\_\_\_\_\_

5. Deliverables

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6. Anticipated staffing (with billing rates):

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7. Estimated total costs (list a subtotal for fees; a subtotal for disbursements and the estimated total cost):

Subtotal for fees: \_\_\_\_\_

Subtotal for disbursements: \_\_\_\_\_

Total cost of Services: \_\_\_\_\_

For similar projects in the past, what % of the total bill has Architect charged for disbursements? \_\_\_\_\_

LONG ISLAND UNIVERSITY

ARCHITECT

By: \_\_\_\_\_  
Print Name, Title:

By: \_\_\_\_\_  
Print Name, Title:

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Signature/Date