CONTRACT
FOR
FACILITY SYSTEMS FULL SERVICE MAINTENANCE
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
CEC ELECTRICAL INC – CEC FACILITIES GROUP LLC

The Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Blvd., Austin, Texas 78701 and CEC Electrical Inc – CEC Facilities Group LLC (hereinafter referred to as "Contractor"), located at 1275 Valley View Lane, Irving, Texas 75061 enter into the following contract for full service maintenance for the Comptroller of Public Account's data center (hereinafter referred to as the "Contract") pursuant to Tex. Gov't Code Ann. Ch. 2165 (West 2016).

I. STATEMENT OF WORK.

1.1. **PURPOSE.** (a) Contractor shall provide twenty-four (24) hour, seven (7) day full service maintenance for the facility systems and related equipment listed below (hereinafter collectively referred to as "Facility Systems"). Services shall include remedial and scheduled preventive maintenance. The systems and related equipment are located in the Comptroller of Public Account's (hereinafter referred to as "CPA") data center in the lower annex of the Lyndon B. Johnson State Office Building, located at 111 East 17th Street, Austin, Texas (hereinafter referred to as "Data Center"). The Security System, which includes but is not limited to the badge readers and security cameras, shall be maintained by CPA.

(b) The Facility Systems shall consist of the following:

(i) electrical systems, including:

(A) the automatic transfer switch ("ATS");

(B) power distribution units ("PDUs");

(C) remote power panels ("RPPs");

(D) the uninterruptible power supply ("UPS");

(E) the generator;

(F) transformers;

(G) switchgear; and

(H) electrical panels;

(ii) mechanical systems, including:

(A) computer room air conditioning units ("CRAC Units");
(B) the chilled water distribution loop in Data Center;

(C) chilled water booster pumps;

(D) variable air volume terminals and controls ("VAV Terminals and Controls");

(E) condensate and non-potable water units; and

(F) smardt chiller;

(iii) special systems, including:

(A) water leak detection system;

(B) fire detection and alarm systems;

(C) the FM-200 System; and

(D) the pre-action fire alarm system.

1.2. **REPLACEMENT OF PARTS.** Contractor shall use only new original equipment manufactured (hereinafter referred to as "OEM") parts or parts of equal quality and operating specifications. Contractor shall dispose of all parts that are removed and/or replaced during this Contract. Used parts shall not be acceptable, unless new parts are unavailable and the use is approved by TFC.

1.3. **REMEDIAL MAINTENANCE.** When remedial maintenance is required on a Facility System, the Contractor may be notified by on-site TFC personnel, a Facility System's monitoring system, or by CPA personnel. The response time for remedial maintenance shall be based upon the severity of the event. If repairs cannot be completed within the designated target times, Contractor shall notify the TFC contract administrator, as defined in Section 1.19 below (hereinafter referred to as "Contract Administrator"), immediately and present an action plan describing when the Facilities Systems will be returned to a normal operating condition.

(a) The following "Event Security Levels" shall be used to determine Contractor response times.

(i) "High": The loss of service of any Facilities System that affects the CPA's ability to use the facility and/or is preventing the CPA from being able to provide service to the CPA's customers. The loss of or reduced service may be any disaster, unusual occurrence, utility malfunction, or equipment failure that presents an imminent danger to life and limb, property or data integrity.

(ii) "Medium": The loss or reduced service of any Facilities System that does not affect the CPA's ability to use the facility nor prevents the CPA from providing services to the CPA's customers. However, the loss or reduced service does present a near-term risk to the CPA's ability to continue to use the facility and provide service.

(iii) "Low": The loss or reduced service of any Facility System that does not affect the CPA's ability to use the facility nor prevents the CPA from providing services to the CPA's customers. The loss or reduced service does not present a near-term risk to the CPA's ability to continue to use the facility and provide service.

(b) The following response times, coupled with the "Event Security Levels" set forth above, shall determine Contractor response times:

	Acknowledgement of Event	Technician On Site and Repair Underway	Resolution
High	15 minutes or less	45 minutes or less	2 hours or less
Medium	30 minutes or less	90 minutes or less	8 hours or less
Low	24 hours or less, or next business day if holiday	24 hours or less	5 days or less

1.4. **SCHEDULED PREVENTIVE MAINTENANCE.** (a) The TFC Contract Administrator shall coordinate with the CPA's contact person to set the times and dates on which scheduled preventive maintenance will be performed on the Facility Systems. TFC and the Contractor will develop a mutually agreed upon preventive maintenance schedule which shall be coordinated with the CPA. Either party, by mutual agreement, may modify the preventive maintenance schedule.

(b) If Contractor fails to perform the agreed upon scheduled preventive maintenance, the TFC Contract Administrator will inform the Contractor immediately. Thereafter, the TFC Contract Administrator will notify the property manager and the CPA and coordinate a new preventive maintenance schedule. A new preventive maintenance schedule shall be completed within five (5) business days of the reminder. If Contractor's failure to perform the scheduled preventive maintenance and the lack of preventive maintenance constitutes an immediate threat to health, safety or data integrity, Contractor shall perform the scheduled preventive maintenance within one (1) business day of the reminder.

(c) The default baseline for scheduled preventive maintenance is the OEM suggested or recommended preventive maintenance activities or tasks for each covered Facility System. Thermal scanning or infrared readings are included in the annual preventative maintenance and applied to all switchgear, transformers, disconnects, UPS systems, distribution panel boards, power distribution units, remote power panels, and pump and CRAC unit disconnect switches.

(d) Proposed preventative maintenance schedules list for various equipment shall be provided by the Contractor upon award of the Contract. Minimal preventative maintenance requirements are listed in Exhibit A – Equipment List / PM Frequency and Exhibit B – Equipment Maintenance Schedules and Scopes, attached hereto and incorporated herein by reference.

1.5. **DOCUMENTATION AND WEB ACCESS.** A complete service report with all checklist items, measurements and data recordings is required within two weeks of service performed. Contractor shall also provide a summary report of the system performance and recommended repairs. Contractor shall provide a web portal (Dropbox or equivalent) for report storage accessible to TFC and other approved state agency personnel within two (2) weeks of Contract execution.

1.6. **SOFTWARE UPDATES.** All software updates or upgrades shall be provided by Contractor at no additional costs. Contractor shall provide software and documentation updates or upgrades to the existing system software as they become available. Once an update or upgrade to software and documentation is available, Contractor shall contact the TFC Contract Administrator to schedule the installation. Software and documentation updates shall be implemented no later than thirty (30) days after the published release date of the software and/or documentation. Contractor shall take all necessary steps to back-up existing system software prior to applying update or upgrade to ensure ability to rollback to previous version if system is unstable. Contractor shall run all necessary tests to ensure system is fully operational and stable before leaving site. On-site training, as described in Section 1.8 below, will be provided to familiarize TFC staff with any new features and benefits within thirty (30) days of the installation of the software. All appropriate documentation will be delivered to the TFC Contract Administrator within thirty (30) days after the software installation has been completed.

1.7. **FIRMWARE UPDATES.** Contractor shall provide firmware and documentation updates or upgrades to the existing system field panels upon their release. Firmware and documentation updates shall be implemented no later than thirty (30) days after the published release date of the firmware and/or documentation. Contractor shall take all necessary steps to back-up existing firmware prior to applying update or upgrade to ensure ability to rollback to previous version if system is unstable. Contractor shall run all necessary tests to ensure system is fully operational and stable before leaving site. On-site training, as described in Section 1.8 below, will be provided to familiarize TFC staff with any new features and benefits within thirty (30) days of the installation of the firmware. All appropriate documentation shall also be provided to the TFC Contract Administrator within this timeframe.

1.8. **TRAINING.** Within thirty (30) days of the completion of an upgrade to the system software or firmware, Contractor shall provide on-site training to TFC staff on the features, operations, and options of that upgrade. Training shall be at least eight (8) hours, unless otherwise determined by the TFC Contract Administrator.

1.9. **INSPECTIONS.** Contractor shall maintain all records pertaining to inspections, remedial maintenance, scheduled preventive maintenance, violations of the National Electrical Code ("NEC") or National Fire Protection Association ("NFPA"), recommendations for correcting any defects or deviations, and the estimated cost to repair said defects or deviations.

1.10. **PERFORMANCE.** TFC will use several criteria for measuring performance of services. This may include, but is not limited to, customer surveys, response time, quality of work, and job site inspections. The Contractor shall promptly resolve any performance issues identified by performance surveys.

1.11. **LICENSING AND CERTIFICATIONS.** Contractor shall ensure service and maintenance technicians are properly trained, certified and licensed, as applicable to the systems listed on Exhibit A Equipment List / PM Frequency, to perform the assigned work. TFC reserves the right to verify that the certification or license is current for the individual working on each piece of equipment or system under the Contract. Contractor is responsible for providing training, certification, or license renewals for their employees.

1.12. **CODES.** Contractor shall be responsible for code compliance assessment and for ensuring that all services performed under this Contract will be accomplished in accordance with the most

current NEC, NFPA guidelines, Americans with Disabilities Act Accessibility Guidelines ("ADAAG"), Life Safety Code, American Society for Heating Refrigeration and Air-conditioning Engineers ("ASHRAE") guidelines, asbestos regulations, and all applicable federal, state, and local code requirements. Prior to commencement of work, the Contractor shall secure all required permits, licenses, or other required requisites as determined by federal, state, or local regulations, code, laws, ordinances, ASHRAE guidelines, or asbestos regulations.

1.13. **SAFETY CONSIDERATIONS.** Contractor maintenance personnel and its contractors or subcontractors shall wear identifying uniforms and/or badges when performing work and shall follow safe work practices. Contractor maintenance personnel and its contractors or subcontractors shall adhere to all TFC safety procedures as well as CPA's maintained procedures stated in Exhibit C – Texas Comptroller of Public Accounts Procedures and Guidelines for Safely Working in the CPA Data Center, attached hereto and incorporated herein by reference. The most current revision of this exhibit shall be distributed by CPA to any concerned parties and shall not require a formal amendment to update the Exhibit.

1.14. **CUSTODIAL SERVICES – HOUSEKEEPING AND SUBFLOOR CLEANING.** Contractor shall be responsible for annual subfloor deep cleaning. Contractor shall contract with a third party service provider to provide the following custodial services, such services to be provided at night or on a weekend coordinated through the TFC Contract Administrator.

(a) While deep cleaning, Contractor shall wipe down the concrete subfloor, pedestals, and cables to remove fine particulate not extracted by vacuuming. Contractor shall remove any contamination accumulated in the subfloor space. This shall include:

(i) access floor panels:

(A) solid: edges and bottom;

(B) perforated: edges, perforations, and baffles removed and thoroughly cleaned; and

(C) support structure: pedestals and stringers;

(ii) subfloor infrastructure:

(A) electrical conduits, whips and receptacles;

(B) chilled water piping;

(C) FM-200 system components;

(D) under floor leak detection system;

(E) data network fiber and copper cabling; and

(F) floor panels.

(b) Contractor shall remove all dust and debris from floor surface using HEPA-filter vacuum and lint free tack wipes with Data Center approved static dissipative solutions.

(c) Contractor shall vacuum all subfloor areas giving special attention to each perforated air panel. All accessible floor panels shall be removed in order to give access to as many stringers, pedestal, and panel edges as possible.

(d) Contractor shall damp mop the floor using an antistatic cleaner specifically designed to eliminate static electrical charges in critical environments. Contractor shall apply with a low lint mop.

1.15. **SERVICE CALL.** For the purpose of evaluating performance under this Contract, a "Service Call" is defined as any malfunction of a system caused by failure of any part or component to function fully in accordance with manufacturer's specifications.

1.16. **MAINTENANCE AND DELIVERY RELEASES.** (a) TFC may request a service call, as defined in Section 1.15 above, to complete maintenance and repair services based on deficiencies documented during inspections and testing under this Contract or to effect repairs due to system failures. Such requests for services shall be documented through a separate document (hereinafter referred to as a "Delivery Release"). Each Delivery Release will constitute an amendment to this Contract, subject to the terms and conditions set forth in this Contract, and shall include a description of the scope of services, schedule and term, and compensation specific to the Delivery Release which shall be negotiated at the time of such Delivery Release. Any work completed by Contractor without a Delivery Release will not be paid for by TFC. In the event of an emergency, Contractor may begin service upon verbal direction from the Contract Administrator. Written confirmation in the form of an e-mail will be sent within twenty-four (24) hours of the initial call followed by a fully approved Delivery Release.

(b) Contractor understands and agrees that no guaranteed minimum number of Delivery Releases or amount of work will arise from this Contract.

(c) Contractor shall perform all work under a Delivery Release within the timeframe agreed upon; if Contractor cannot perform the work within timeframe stated, Contractor may be subject to liquidated damages up to twenty percent (20%) of total cost of the Delivery Release.

(d) Travel time to and from the job site, including work covered under warranty, is not reimbursable under this Contract. Contractor shall check in and out with the TFC Contract Administrator to ensure that the TFC Contract Administrator logs the commencement and completion times for the "Service Ticket," or summary list, for the services performed under a Delivery Release. Contractors shall provide the following information on the Service Ticket:

(i) building name;

(ii) floor number;

(iii) TFC work order number;

(iv) name of Contractor personnel performing the work;

(v) trade category of person performing the work;

(vi) number of hours worked;

(vii) itemized list of parts/material used/replaced; and

(viii) narrative description of what the technician found that was causing the problem and what was done to correct it.

1.17. **CALLBACK.** For the purpose of evaluating performance under this Contract, a "Callback" is defined as a failure due to a technician's inability, negligence, or lack of knowledge to correct a problem.

1.18. **CALLBACK RESPONSE.** Failure by Contractor to successfully complete a Service Call will result in a Callback, as defined in Section 1.17 above. The TFC Contract Administrator will contact the Contractor and notify them of the Callback situation. Contractor will respond to the Callback no later than the next business day with a technician possessing the technical expertise, knowledge, and any required material to correct the problem. Contractor shall check in and out with the TFC Contract Administrator to ensure that the TFC Contract Administrator logs the commencement and completion times for the "Callback Service Ticket," or summary list, for the services performed to correct the problem described in the original Delivery Release. Contractor shall provide the following information on the Service Ticket:

(i) building name;

(ii) floor number;

(iii) TFC work order number;

(iv) name of Contractor personnel performing the work;

(v) trade category of person performing the work;

(vi) number of hours worked;

(vii) itemized list of parts/material used/replaced; and

(viii) narrative description of what the technician found that was causing the problem and what was done to correct it.

1.19. **CONTRACT ADMINISTRATOR.** (a) TFC shall designate a Contract Administrator for this Contract who will serve as the point of contact between TFC and Contractor. For all purposes, the Contract Administrator includes the Contract Administrator's designated representative. The instructions of the Contract Administrator are to be strictly and promptly followed by Contractor at all times. The Contract Administrator is to have free access to Contractor's supplies, equipment, and work product at all times for inspection and audit. Contractor is to afford the Contract Administrator all necessary assistance during those inspections and/or audits. The Contract Administrator will decide any and all questions that may arise as to the quality and acceptability of work performed, and as to the manner of performance and rate of progress of the work. The Contract Administrator will

determine the amount of work performed and materials furnished which are to be paid under this Contract. Failure of the Contract Administrator during the progress of the Contract to: (i) discover or reject unacceptable work; (ii) discover work not in accordance with the Contract; or (iii) fail to exercise any remedies in connection therewith, shall not be deemed an acceptance thereof or a waiver of TFC's right to full performance of the Contract.

(b) Contractor agrees to conduct all of its services under this Contract by and through appropriate communications with the Contract Administrator. No work shall be undertaken by Contractor except with the prior written direction of the Contract Administrator. Contractor understands and agrees that work performed without the prior written direction of the Contract Administrator is work outside the scope of this Contract and shall be performed exclusively at Contractor's risk and own expense. Contractor agrees to employ competent personnel meeting the requirements outlined in the terms and conditions of this Contract, who shall be satisfactory to TFC. Personnel assigned to perform services under this Contract may not be reassigned without the prior written notification to, and approval from, the Contract Administrator.

1.20. **ESCALATION.** In the event that any terms of the Contract are not observed, Contractor, the TFC Director for Facilities Services, and the CPA authorized representative will meet to discuss strategies for resolving the situation. If these discussions do not resolve the issue to the satisfaction of both agencies, the issue will be escalated to the TFC Executive Director and the CPA Deputy Controller.

1.21. **CONTRACTOR ACCESS.** Access routes, entrance gates or doors, parking and storage areas, and other necessary Contactor access, along with any imposed time limitations shall be designated by TFC's Contract Administrator. Contractor shall conduct operations in strict observation of the access routes and other areas established. Under no circumstances shall any of Contractor's personnel, vehicles, or equipment enter or move upon any area not authorized by TFC's Contract Administrator for access by Contractor.

1.22. **EXISTING UTILITIES AND STRUCTURES.** Contractor shall adequately protect the work, TFC's property, adjacent property, and the public. In the event of damage to facilities as a result of Contractor's operations, Contractor shall take immediate steps to notify the Contract Administrator and subsequently repair or restore all services and facilities to the satisfactory approval of the Contract Administrator. Further, Contractor shall engage any additional outside services which may be necessary to facilitate repairs until services and facilities are restored. All costs involved in making repairs and restoring disrupted services and facilities shall be borne by Contractor, and Contractor shall be fully responsible for any and all claims resulting from the damage. The Contract Administrator may elect to perform such repairs and deduct the cost of such repairs, replacements, and outside services from amounts due to Contractor. Upon the approval of the Contract Administrator, Contractor shall have the right to utilize air, water, gas, steam, electricity, and similar items of expense from existing outlets at TFC property.

1.23. **WASTE REMOVAL.** Contractor shall keep the premises clean on a continual basis, and no trash or debris will be permitted to accumulate in work areas. Contractor shall be responsible for removal and disposal of all debris and waste materials associated with this Contract.

1.24. **SECURITY AND IDENTIFICATION.** Contractor shall abide by all procedures and rules as conveyed by TFC's Contract Administrator regarding security requirements of the property where work is to be performed. All Contractor and any subcontractor personnel must wear proper clothing

in order to cover the entire body. Shorts and/or muscle shirts shall not be worn at any time. In addition, appropriate personal injury protective devices shall be worn when operating any powered equipment. Contractor and any subcontractor personnel must have a TFC supplied identification badge visible at all times when working in TFC facilities.

1.25. **EXAMINATION OF PREMISES.** Contractor shall be held to have examined all properties at which the work will take place and to be familiar with the conditions under which the work will be accomplished. Contractor shall inspect existing conditions prior to commencing work, including elements subject to damage or movement during the performance of services under this Contract.

1.26. **SMOKING.** All facilities where work is to be performed are nonsmoking buildings. Contractor's employees are prohibited from smoking in all areas except in areas designated for smoking.

1.27. **DISPOSAL OF SALVAGEABLE ITEMS.** TFC's Contract Administrator shall mark and/or otherwise inform Contractor of any material that will be salvaged by TFC. Disposal may include depositing in a central location for salvage by TFC or delivery to TFC's warehouse, located at 6506 Bolm Road, Austin, Texas, or other locations as determined by the Contract Administrator.

1.28. **CHEMICALS AND CONTAINERS.** No fuels, chemicals or other type of hazardous material shall be stored on any TFC Property. All fuels and other chemicals shall be stored in an Occupational Safety and Health Administration ("OSHA") approved container.

II. TERM.

2.1. **CONTRACT AWARD.** (a) This Contract shall be effective as of September 1, 2017 and shall expire on August 31, 2019, unless extended by the parties by amendment to this Contract or terminated earlier, as provided in Section 2.3 below. This Contract may possibly be renewed for two (2) additional two (2) year periods. Any renewals shall be at the same terms and conditions, plus any approved changes.

(b) Notwithstanding the termination or expiration of this Contract, the provisions of this Contract regarding confidentiality, indemnification, transition, records, right to audit and independent audit, property rights, dispute resolution, invoice and fees verification, and default shall survive the termination or expiration dates of this Contract.

2.2. **WORKING HOURS.** Contractor shall conduct all testing after 6:00 P.M. or on weekends; however, visual inspections or testing that will not interfere with the day to day business operations of TFC facilities may be conducted during the normal business hours of 8:00 A.M. to 5:00 P.M. Other contract work may also be performed at hours other than normal business hours, at the direction of the TFC Contract Administrator, in order to meet required schedules.

2.3. **TERMINATION.** (a) Termination with Default. TFC may terminate this Contract immediately for default by providing written notice to Contractor of such termination if the Contractor fails to execute the work properly, performs work in an unsatisfactory manner, or fails to perform any provision of the Contract. In the event of abandonment or default, Contractor will be responsible for paying damages to TFC, including but not limited to, the cost to resolicit this Contract and any consequential damages to the State of Texas or TFC resulting from Contractor's non-performance. The defaulting Contractor will not be considered in the re-solicitation and may not be

considered in future solicitations for the same type of work, unless the scope of work is significantly changed.

(b) Termination without Default. TFC may, at its sole option and discretion, terminate this Contract at any time, for any reason whatsoever, in whole or in part, by giving written notice (the "Notice of Termination") to Contractor at least thirty (30) days prior to the effective date of termination or reduction in the scope of work. In the event of termination by TFC under this subsection, Contractor shall be governed by the terms and conditions, and shall perform the acts outlined in the following Section 2.3(c) below.

(c) Implementation of Termination. Contractor shall terminate all work under the Contract to the extent and on the date specified in the Notice of Termination and until such date shall, to the extent stated in the Notice of Termination, do such work as may be necessary and be compensated only for such work as may be necessary as determined by Contract Administrator to preserve the work in progress and to protect materials, properties, and equipment. In the event of termination by TFC, TFC shall pay Contractor for all work satisfactorily performed up to the effective date of termination or reduction in the scope of work in accordance with the prices included in the scope of work.

(d) Termination by Contractor. Contractor may terminate the Contract upon providing sixty (60) days' written notice to TFC. In the event of termination by Contractor, Contractor shall be governed by the terms and conditions of this Contract, and shall perform the acts outlined in Section 2.3(c) above. Contractor will be held responsible for additional cost incurred from the termination of this Contract.

2.4. **UNSATISFACTORY PERFORMANCE.** TFC may consider the following levels of performance by Contractor as unsatisfactory. An unsatisfactory performance determination includes, but is not limited to, the following:

(i) in excess of one (1) service "Callback" to correct the same problem within thirty (30) calendar days;

(ii) in excess of one (1) instance within one (1) calendar year of Contractor personnel assigned to an authorized service call not having the skill or knowledge to diagnose the problem and/or perform the inspection/repair;

(iii) in excess of two (2) instances within one (1) calendar year of response time, as defined in this specification, to an authorized service call exceeding the time limit;

(iv) in excess of two (2) instances within one (1) calendar year of inaccurate invoice amounts;

(v) in excess of two (2) instances within one (1) calendar year of contractor not including building name, purchase order number, contract number, and description of work on invoices; and

(vi) in excess of two (2) instances within one (1) calendar year of not submitting a HUB Subcontracting Plan.

2.5. **CORRECTIVE ACTION PLAN.** (a) If TFC identifies one (1) or more instances of Contractor's unsatisfactory performance based on any of the circumstances set forth in Section 2.4 above or otherwise based on Contractor's obligations under this Contract, the Contract Administrator may request a corrective action plan (hereinafter referred to as "Corrective Action Plan") from Contractor by notifying Contractor in writing of the issue(s) which constitute unsatisfactory performance, and direct Contractor to provide a written Corrective Action Plan. Contractor shall deliver a Corrective Action Plan within ten (10) business days of Contract Administrator's notification, and such plan shall be subject to written approval by the Contract Administrator. The Corrective Action Plan shall address how Contractor will correct the instances of unsatisfactory performance identified by TFC, and provide that Contractor shall, unless otherwise approved in advance by the Contract Administrator, complete all actions set forth in the Corrective Action Plan no later than thirty (30) calendar days following Contractor Administrator's approval of the Plan. Failure to correct all identified elements of unsatisfactory performance included in the notice requesting the Corrective Action Plan, within the time as set forth in this section, shall entitle TFC to avail itself of the following remedy at TFC's sole discretion: termination of this Contract.

(b) In addition, if Contractor is required to deliver and perform under more than one (1) Corrective Action Plan within any period of twelve (12) continuous months during the term of this Contract, and regardless of whether or not Contractor successfully completes such Correction Action Plans, TFC may consider such conduct to amount to Contractor's continuing material nonperformance of services under this Contract. In such an event, TFC shall be entitled to avail itself of one or more of the following remedies at TFC's sole discretion:

(i) TFC's imposition of liquidated damages on Contractor in an amount equal to ten percent (10%) of the amount of compensation otherwise payable by TFC to Contractor under this Contract for work performed during the three (3) month period preceding the date the most recently submitted Corrective Action Plan was approved by the Contract Administrator; and/or

(ii) TFC's termination of this Contract.

2.6. **NO LIABILITY UPON TERMINATION.** If this Contract is terminated for any reason, TFC and the State of Texas shall not be liable to Contractor for any damages, claims, losses, or any other amounts arising from or related to any such termination absent an award of damages pursuant to Texas Government Code, Chapter 2260.

III. CONSIDERATION.

3.1. **CONTRACT LIMIT AND FEES AND EXPENSES.** (a) The total amount of this Contract shall not exceed the sum of Two Hundred Forty Four Thousand Eight Hundred Thirty and 00/100 Dollars ($244,830.00). This amount includes the Fiscal Year 2018–19 contract base fee of $99,830.00 and $145,000.00 to cover any Additional Services, as defined in Section 3.3 below. Pricing fees will be invoiced in accordance with Exhibit D – Compensation and Fees, attached hereto and incorporated herein for all purposes. Any changes to the not-to-exceed amount or pricing fees set forth in Exhibit D – Compensation and Fees shall be submitted to TFC for review and shall be approved by amendment to this Contract.

(b) If, at any time during the term of this Contract, Contractor reduces the comparable price of any article or service covered by the Contract to customers other than TFC, the prices charged to TFC for such articles or services shall also be reduced proportionately. Such reduction shall be effective at the same time and in the same manner as the reduction in price to customers other than TFC. In addition to invoicing at the reduced prices, Contractor shall furnish promptly to TFC complete information regarding the reduction.

3.2. **PAYMENTS TO CONTRACTOR.** (a) Payments to Contractor will be made on a monthly basis and within thirty (30) days from receipt of a correct invoice or billing statement in accordance with the Texas Government Code, Chapter 2251, known as the Texas Prompt Payment Act. An invoice is considered received on the date it is date stamped by TFC. Contractor will be paid for completion of work accepted and approved by TFC's Contract Administrator.

(b) Contractor will be paid for work performed to the end of the preceding month, provided that the work required to be performed under the Contract shall have been fully and satisfactorily completed, accepted, and approved by TFC's Contract Administrator. Inspections shall not be considered to be complete and payable unless the completed, signed inspection form along with copies of Service Tickets have been submitted to and received by TFC.

(c) Contractor shall invoice TFC for work performed by vendor identification number, building, and purchase order number. Invoices must include the purchase order number, Delivery Release number if applicable, the number of employees that worked on the job, the number of hours, and a copy of the project Service Ticket. Additionally, invoices for any materials purchased for each project must be provided. Address for submission is: Texas Facilities Commission, Accounts Payable, P.O. Box 13047, Austin, Texas 78711-3047 or via email at *accountspayable@tfc.state.tx.us*.

3.3. **ADDITIONAL SERVICES AND ADJUSTMENTS.** (a) "Additional Services" are those services not included in Article I of this Contract which may be requested by TFC at any time for the duration of this Contract. Upon request by TFC for Additional Services, Contractor shall prepare and submit to TFC a proposal for such services requested. Additional Services will be charged at the hourly rate set forth in Exhibit D – Compensation and Fees and shall be documented by a Delivery Release issued by TFC.

(b) Additional Services may also include the addition of systems and/or facilities for which no unit price was included in Exhibit D – Compensation and Fees, and may be added to this Contract provided TFC and Contractor agree to a unit price. Prices for any additional systems shall be calculated by comparing pricing to similar services included in Exhibit D – Compensation and Fees. The addition of systems and/or facilities shall be documented by amendment to this Contract.

(c) At any time, TFC may adjust the Contract, in whole or in part with notice to Contractor. An adjustment will be made when a service is no longer required and shall be documented by amendment to this Contract.

IV. CONTRACTOR PERSONNEL.

4.1 **REQUIRED QUALIFICATIONS.** At all times during the term of the Contract, Contractor shall have available, under direct employment and supervision, the necessary qualified personnel, organization and facility to properly fulfill all the terms and conditions of this Contract.

4.2. **REMOVAL OF PERSONNEL.** TFC may request that the Contractor replace unsatisfactory personnel, which request shall not be unreasonably denied.

4.3. **GENERAL AND CRIMINAL BACKGROUND CHECKS.** (a) Contractor represents and warrants that Contractor and Contractor's employees have not been convicted of a felony criminal offense, or that, if such a conviction has occurred, Contractor has fully advised TFC as to the facts and circumstances surrounding the conviction.

(b) Contractor's employees and subcontractors that will complete any work on site at a state-owned property may be subject to a criminal background check. Any expense associated with such criminal background check shall be borne by Contractor. If requested by TFC, a complete criminal background check shall be completed before any employee performs services at the site, and may be requested at any time thereafter. Criminal background checks must be accomplished by the Texas Department of Public Safety ("DPS"), which includes fingerprint processing by an independent third-party company selected by DPS. Upon receipt of the fingerprints of Contractor's employees and/or subcontractors, DPS or TFC, will adjudicate the results of the criminal background searches in accordance with the criteria set forth in Exhibit E – Criminal Background Checks and Application Guidelines, attached hereto and incorporated herein for all purposes.

4.4. **CONTRACTOR PARKING.** Parking, for Contractor vehicles when performing work, must be coordinated through the Contract Administrator. The Contract Administrator will arrange parking according to parking availability at the job site. Parking in close proximity to the project may not be possible. Subcontractors may be required to utilize remote parking and carpooling when space is not available.

4.5. **CONTRACTOR COOPERATION.** Contractor agrees to cooperate and coordinate its work with that of other contractors retained by TFC. Upon discovery of an apparent conflict in the sequencing of work with another contractor, Contractor shall report the concern to the Contract Administrator who will resolve the conflict.

4.6. **E-VERIFY.** (a) By entering into this Contract, Contractor certifies and ensures that it utilizes and will continue to utilize, for the term of this Contract, the U.S. Department of Homeland Security's E-Verify system, in accordance with the U.S. Department of Homeland Security's rules, to determine the eligibility of:

(i) all persons employed to perform duties within the State of Texas, during the term of the Contract; and

(ii) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the Contract, within the United States of America.

(b) Contractor shall provide, upon request of TFC and if available, an electronic or hardcopy screenshot of the confirmation or tentative non-confirmation screen containing the E-

Verify case verification number for attachment to the Form I-9 for the three (3) most recent hires that match the criteria above, by the Contractor, and Contractor's subcontractors, as proof that this provision is being followed. If this certification is falsely made, the Contract may be immediately terminated, at the discretion of TFC, and at no fault to TFC, with no prior notification. Contractor shall also be responsible for the costs of any re-solicitation that TFC must undertake to replace the terminated Contract.

(c) For persons not eligible for E-Verify screening, Contractor (including subcontractors) shall provide, upon request by TFC, another form of documentation of proof of eligibility to work in the United States of America.

V. STATE FUNDING.

5.1. **STATE FUNDING.** (a) This Contract shall not be construed as creating any debt on behalf of the State of Texas and/or TFC in violation of Tex. Const. art. III, § 49. In compliance with Tex. Const. art. VIII, § 6, it is understood that all obligations of TFC hereunder are subject to the availability of state funds. If such funds are not appropriated or become unavailable, this Contract may be terminated. In that event, the parties shall be discharged from further obligations, subject to the equitable settlement of their respective interests accrued up to the date of termination.

(b) Furthermore, any damages due under this Contract should not exceed the amount of funds appropriated for payment under this Contract, but not yet paid to Contractor, for the fiscal year budget in existence at the time of the breach; provided, however, the foregoing shall not be construed as a waiver of sovereign immunity.

VI. RECORDS, AUDIT, PROPRIETARY INFORMATION, AND PUBLIC DISCLOSURE.

6.1. **SUPPORTING DOCUMENTS, RETENTION; RIGHT TO AUDIT; INDEPENDENT AUDITS.** (a) Contractor shall maintain and retain supporting fiscal and any other documents relevant to showing that any payments under this Contract were expended in accordance with the laws and regulations of the State of Texas, including but not limited to, requirements of the Comptroller of the State of Texas and the State Auditor. Contractor shall maintain all such documents and other records relating to this Contract and the State's property for a period of seven (7) years after the date of submission of the final invoices or until a resolution of all billing questions, whichever is later. Contractor shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all documents and other information related to the Contract. Contractor and any subcontractors shall provide the State Auditor with any information that the State Auditor deems relevant to any investigation or audit. Contractor must retain all work and other supporting documents pertaining to this Contract, for purposes of inspecting, monitoring, auditing, or evaluating by TFC and any authorized agency of the State of Texas, including an investigation or audit by the State Auditor.

(b) Contractor shall cooperate with any authorized agents of the State of Texas and shall provide them with prompt access to all of such State's work as requested. The acceptance of funds by Contractor or any other entity or person directly under this Contract, or indirectly through a subcontract under this Contract, shall constitute acceptance of the authority of the State Auditor to conduct an audit or investigation in connection with those funds. Contractor acknowledges and understands that the acceptance of funds under this Contract shall constitute consent to an audit by the State Auditor, Comptroller or other agency of the State of Texas. Contractor shall ensure that this

paragraph concerning the State's authority to audit funds received indirectly by subcontractors through Contractor and the requirement to cooperate is included in any subcontract it awards. Furthermore, under the direction of the legislative audit committee, an entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit.

6.2. **CONFIDENTIALITY.** Contractor shall keep confidential all information, in whatever form, produced, prepared, observed or received by Contractor to the extent that such information is:

(i) confidential by law;

(ii) marked or designated "confidential" (or words to that effect) by TFC; or

(iii) information that Contractor is otherwise required to keep confidential by this Contract.

6.3. **PUBLIC RECORDS.** Notwithstanding any provisions of this Contract to the contrary, Contractor understands that TFC will comply with the Texas Public Information Act, Texas Government Code, Chapter 552. If contacted by TFC, Contractor will cooperate with TFC in the production of documents responsive to the request. Contractor agrees to provide the documents responsive to the request in the format and within the time frame specified by TFC. Contractor may request that TFC seek an opinion from the Office of the Texas Attorney General. However, the final decision whether to seek a ruling from the Office of the Texas Attorney General will be made by TFC in its sole discretion to comply with the legal requirements of the Texas Public Information Act. Additionally, Contractor will notify TFC's general counsel within twenty-four (24) hours of receipt of any third-party requests for information written, produced, collected, assembled, or maintained in connection with this Contract and/or any amendment to this Contract. This Contract and/or any amendment to this Contract and all data and other information generated or otherwise obtained in its performance is subject to the Texas Public Information Act. Contractor agrees to maintain the confidentiality of information received from the State of Texas during the performance of this Contract, including information which discloses confidential personal information particularly, but not limited to, social security numbers. Furthermore, Contractor is required to make any information created or exchanged with the State pursuant to this Contract, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public as specified by TFC at no additional charge to the State.

6.4. **PUBLIC DISCLOSURE.** No public disclosures or news releases pertaining to this Contract shall be made without prior written approval of TFC.

VII. CONTRACTOR'S RESPONSIBILITIES AND WARRANTIES.

7.1. **CONTRACTOR RESPONSIBILITIES.** Contractor shall be responsible for damage to TFC's equipment, and/or the workplace and its contents, by its works, its negligence in work, its personnel, or its equipment by Contractor's staff or subcontractors. Contractor shall be responsible and liable for the safety, injury, and health of its working personnel while its employees are performing work for TFC.

7.2. **WARRANTY ON SAFETY AND HEALTH REQUIREMENTS.** Contractor shall procure, at Contractor's expense, all necessary and required licenses and permits necessary for the performance

of this Contract. Contractor represents and warrants that the services provided under this Contract comply with all applicable federal health and safety standards, including but not limited to, Occupational Safety and Health Administration ("OSHA"), Uniform Building Code ("UBC"), Uniform Mechanical Code, Uniform Plumbing Code, National Fire Protection Association ("NFPA"), and all Texas health and safety standards. All electrical items must also bear the appropriate listings and certification from the Underwriters' Laboratories LLC. ("UL"), Factory Mutual Research Corporation ("FMRC") or National Electrical Manufacturers Association ("NEMA").

7.3. **PERFORMANCE WARRANTY.** All work performed under this Contract shall be in accordance with applicable terms and conditions of this Contract and of local codes and ordinances and any other authority having lawful jurisdiction. Contractor shall guarantee all work included in the Contract against any defects in workmanship and shall satisfactorily correct, at no cost to TFC, any such defect that may become apparent within a period of one (1) year after completion of work. The warranty period shall commence upon the date of acceptance by TFC. Any claims for services covered under warranty shall be performed by Contractor.

7.4. **MATERIAL WARRANTY.** All material and equipment furnished under this Contract is guaranteed by Contractor to be in compliance with this Contract, fit and sufficient for the purpose intended, new and free from defects. Materials furnished under this Contract shall be the latest improved product in current production, as offered to commercial trade, and shall be of quality material. **USED, SHOPWORN, DEMONSTRATOR, PROTOTYPE, RECONDITIONED, OR DISCONTINUED PRODUCTS OR MATERIAL ARE NOT ACCEPTABLE.** The warranty period for Contractor-provided materials shall be for a period of one (1) year after completion of the installation or within the manufacturer's warranty, whichever is longer. Any claims for services covered under warranty shall be performed by Contractor. The warranty period shall commence upon date of acceptance by TFC. Contractor shall provide TFC's Contract Administrator with all manufacturers' warranty documents within five (5) business days of completion of each project.

VIII. INSURANCE, INDEMNIFICATION AND LEGAL OBLIGATIONS.

8.1. **INSURANCE.** Prior to the commencement of work under this Contract, Contractor agrees to carry and maintain insurance in the following types and amounts for the duration of this Contract, to furnish certificates of insurance including corresponding policy endorsements, and make available, at no cost to TFC, copies of policy declaration pages and policy endorsements as evidence thereof:

(a) Workers' Compensation and Employers' Liability coverage with minimum policy limits for employers' liability of $100,000.00 bodily injury per accident, $500,000.00 bodily injury disease policy limit and $100,000.00 per disease, per employee. Workers' compensation insurance coverage must meet the statutory requirements of Texas Labor Code, Section 401.011(46). Certification in writing from Contractor and subcontractors shall be provided to TFC in accordance with Texas Labor Code, Section 406.096.

(b) Commercial General Liability with a combined single limit of $1,000,000.00 per occurrence for coverage A and B including products/completed operations, where appropriate, with a separate aggregate of $2,000,000.00 for bodily injury and for property damages. The general aggregate limit shall apply on a per project basis. The policy shall contain the following provisions:

(i) blanket contractual liability coverage for liability assumed under the Contract;

(ii) independent contractors' coverage;

(iii) State of Texas, TFC, its officials, directors, employees, representatives and volunteers must be listed as additional insureds;

(iv) thirty (30) day Notice of Cancellation in favor of TFC; and

(v) Waiver of Transfer Right of Recovery Against Others in favor of TFC.

(c) Business Automobile Liability Insurance for all owned, non-owned and hired vehicles with a minimum combined single limit of $500,000.00 per accident for bodily injury and property damage. Alternate acceptable limits are $250,000.00 bodily injury per person, $500,000.00 bodily injury per accident and at least $100,000.00 property damage liability per accident. The policy shall contain the following endorsements in favor of TFC:

(i) Waiver of Subrogation endorsement;

(ii) thirty (30) day Notice of Cancellation endorsement; and

(iii) Additional Insured endorsement.

(d) Umbrella Liability Insurance for an amount of not less than $10,000,000.00 that provides coverage at least as broad as and applies in excess and follows the form of the primary liability coverages required hereinabove. The policy shall provide "drop down" coverage where underlying primary insurance coverage limits are insufficient or exhausted.

8.2. **GENERAL REQUIREMENTS FOR INSURANCE.** (a) Contractor shall be responsible for deductibles and self-insured retention, if any, stated in policies. All deductibles or self-insured retention shall be disclosed on the certificate of insurance required above. If coverage is underwritten on a claims-made basis, the retroactive date shall be coincident with the date of this Contract and the certificate of insurance shall state that the coverage is claims made and the retroactive date.

(b) Contractor shall maintain coverage for the duration of this Contract. Coverage, including any renewals, shall have the same retroactive date as the original policy applicable to the Contract. Contractor shall, on at least an annual basis, provide TFC with an insurance certificate as evidence of such insurance. The premium for this extended reporting period shall be paid by Contractor.

(c) Contractor shall not commence work under this Contract until they have obtained the required insurance and until such insurance has been reviewed by TFC. Contractor shall not allow any subcontractors to commence work until the required insurance has been obtained and approved. Approval of insurance by TFC shall not relieve or decrease the liability of Contractor hereunder.

(d) Insurance shall be written by a company licensed to do business in the State of Texas at the time the policy is issued and shall be written by a company with an A.M. Best rating of A- or better.

(e) TFC shall be an additional insured as its interests may apply on the Commercial General Liability and Business Automobile Liability Policies.

(f) Contractor shall produce endorsements upon TFC's request to each affected policy:

(i) naming TFC, P.O. Box 13047, Austin, Texas 78711 as additional insured (except Workers' Compensation and Employers' Liability);

(ii) that obligates the insurance company to notify TFC's Contract Administrator, TFC, P.O. Box 13047, Austin, Texas 78711, of any non-renewal, cancellations or material changes at least thirty (30) days prior to change or cancellation; and

(iii) that the "other" insurance clause shall not apply to the State where TFC is an additional insured shown on the policy. It is intended that policies required in this Contract, covering both TFC and Contractor, shall be considered primary coverage as applicable.

(g) TFC shall be entitled, upon request and without expense, to receive copies of policies and endorsements thereto and may make any reasonable requests for deletion or revision or modification of particular policy terms, conditions, limitations, or exclusions except where policy provisions are established by law or regulations binding upon either of the parties hereto or the underwriter on any such policies and if such request for deletions, revisions, or modifications are commercially available.

(h) Contractor shall not cause any insurance required under this Contract to cancel nor permit any insurance to lapse during the term of this Contract.

(i) TFC reserves the right to review the insurance requirements of this section during the effective period of the Contract and to make reasonable adjustments to insurance coverage and its limits when deemed necessary and prudent by TFC based upon changes in statutory law, court decisions or the claims history of the industry as well as Contractor (such adjustments shall be commercially available to Contractor).

(j) Contractor shall provide TFC thirty (30) days written notice of erosion of the aggregate limit.

(k) Actual losses not covered by insurance as required by this Contract shall be paid by Contractor.

(l) Contractor's insurance shall include a waiver of subrogation to TFC for the Workers' Compensation and Employers' Liability, Commercial General Liability, and Business Automobile Liability policies.

8.3. <u>INDEMNIFICATION.</u> **CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS AND CUSTOMERS, AND/OR THEIR OFFICERS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEY FEES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM ANY ACTS OR OMISSIONS OF CONTRACTOR OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS**

OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THE AGREEMENT AND ANY PURCHASE ORDERS ISSUED UNDER THE AGREEMENT. THE DEFENSE SHALL BE COORDINATED BY CONTRACTOR WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND CONTRACTOR MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE ATTORNEY GENERAL. CONTRACTOR AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

8.4. INFRINGEMENTS. (a) **CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS AND TFC, AND/OR THEIR EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL THIRD PARTY CLAIMS INVOLVING INFRINGEMENT OF UNITED STATES PATENTS, COPYRIGHTS, TRADE AND SERVICE MARKS, AND ANY OTHER INTELLECTUAL OR INTANGIBLE PROPERTY RIGHTS IN CONNECTION WITH THE PERFORMANCES OR ACTIONS OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. CONTRACTOR SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE INCLUDING ATTORNEYS' FEES. THE DEFENSE SHALL BE COORDINATED BY CONTRACTOR WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND CONTRACTOR MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE ATTORNEY GENERAL.**

(b) **CONTRACTOR SHALL HAVE NO LIABILITY UNDER THIS SECTION IF THE ALLEGED INFRINGEMENT IS CAUSED IN WHOLE OR IN PART BY: (i) USE OF THE PRODUCT OR SERVICE FOR A PURPOSE OR IN A MANNER FOR WHICH THE PRODUCT OR SERVICE WAS NOT DESIGNED; (ii) ANY MODIFICATION MADE TO THE PRODUCT WITHOUT CONTRACTOR'S WRITTEN APPROVAL; (iii) ANY MODIFICATIONS MADE TO THE PRODUCT BY THE CONTRACTOR PURSUANT TO TFC'S SPECIFIC INSTRUCTIONS; (iv) ANY INTELLECTUAL PROPERTY RIGHT OWNED BY OR LICENSED TO TFC; OR (v) ANY USE OF THE PRODUCT OR SERVICE BY TFC THAT IS NOT IN CONFORMITY WITH THE TERMS OF ANY APPLICABLE LICENSE AGREEMENT.**

(c) **IF CONTRACTOR BECOMES AWARE OF AN ACTUAL OR POTENTIAL CLAIM, OR TFC PROVIDES CONTRACTOR WITH NOTICE OF AN ACTUAL OR POTENTIAL CLAIM, CONTRACTOR MAY (OR IN THE CASE OF AN INJUNCTION AGAINST TFC, SHALL), AT CONTRACTOR'S SOLE OPTION AND EXPENSE: (i) PROCURE FOR TFC THE RIGHT TO CONTINUE TO USE THE AFFECTED PORTION OF THE PRODUCT OR SERVICE; OR (ii) MODIFY OR REPLACE THE AFFECTED PORTION OF THE PRODUCT OR SERVICE WITH FUNCTIONALLY EQUIVALENT OR SUPERIOR PRODUCT OR SERVICE SO THAT TFC'S USE IS NON-INFRINGING.**

8.5. TAXES, WORKERS' COMPENSATION, AND UNEMPLOYMENT INSURANCE – INCLUDING INDEMNITY. (a) **CONTRACTOR AGREES AND ACKNOWLEDGES THAT DURING THE EXISTENCE OF THIS AGREEMENT, CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE LIABILITY AND PAYMENT OF CONTRACTOR'S AND**

CONTRACTOR'S EMPLOYEES' TAXES OF WHATEVER KIND, ARISING OUT OF THE PERFORMANCES IN THIS AGREEMENT. CONTRACTOR AGREES TO COMPLY WITH ALL STATE AND FEDERAL LAWS APPLICABLE TO ANY SUCH PERSONS, INCLUDING LAWS REGARDING WAGES, TAXES, INSURANCE, AND WORKERS' COMPENSATION. TFC AND/OR THE STATE SHALL NOT BE LIABLE TO THE CONTRACTOR, ITS EMPLOYEES, AGENTS, OR OTHERS FOR THE PAYMENT OF TAXES OR THE PROVISION OF UNEMPLOYMENT INSURANCE AND/OR WORKERS' COMPENSATION OR ANY BENEFIT AVAILABLE TO A STATE EMPLOYEE OR EMPLOYEE OF ANOTHER GOVERNMENTAL ENTITY CUSTOMER.

(b) **CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS TFC, THE STATE OF TEXAS AND/OR THEIR EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS, AND/OR ASSIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEYS' FEES, AND EXPENSES, RELATING TO TAX LIABILITY, UNEMPLOYMENT INSURANCE AND/OR WORKERS' COMPENSATION IN ITS PERFORMANCE UNDER THIS AGREEMENT. CONTRACTOR SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE INCLUDING ATTORNEYS' FEES. THE DEFENSE SHALL BE COORDINATED BY CONTRACTOR WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND CONTRACTOR MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE ATTORNEY GENERAL. CONTRACTOR AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.**

8.6. **NOTICE TO TFC.** In the event Contractor becomes aware of any claim that may be subject to the above-described indemnification, Contractor shall notify TFC of such claim within five (5) business days of becoming aware.

8.7. **SETTLEMENT AUTHORITY.** No settlement of any such claim shall be made by Contractor without TFC's prior written approval.

8.8. **LEGAL OBLIGATIONS.** Contractor shall procure and maintain for the duration of this Contract any state, county, city, or federal license, authorization, insurance, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law. Contractor agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract.

IX. CONTRACTOR GENERAL AFFIRMATIONS.

9.1. **FINANCIAL INTERESTS/GIFTS.** (a) Pursuant to Texas Government Code Sections 572.051 and 2255.001 and Texas Penal Code Section 36.09, Contractor has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Contract.

(b) Pursuant to Texas Government Code Chapter 573 and Section 2254.032, if applicable, Contractor certifies that Contractor knows of no officer or employee of TFC, nor any relative within the second degree of consanguinity or affinity of an officer or employee of TFC, that

has a financial interest in Contractor's company or corporation. Contractor further certifies that no partner, corporation, or unincorporated association which employs, retains or contracts with, or which may employ, retain, or contract with any of the above, has a financial interest in any entity with which Contractor will be dealing on behalf of TFC.

9.2. **PRIOR EMPLOYMENT.** Contractor certifies that Contractor shall comply with all applicable Texas and federal laws and regulations relating to the hiring of former state employees including "revolving door" provisions. Furthermore, Contractor certifies that if it employs any former employee of TFC, such employee will perform no work in connection with this Contract during the twelve (12) month period immediately following the employee's last date of employment at TFC.

9.3. **ELIGIBILITY.** Pursuant to Texas Government Code Section 2155.004(b), Contractor certifies that the individual or business entity named in this Contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

9.4. **FAMILY CODE.** Pursuant to the requirements of Texas Family Code Section 231.006, regarding delinquent child support, the undersigned signatory certifies that the individual or business entity named in this Contract is not ineligible to receive payment under this Contract and, if applicable, Contractor has provided the name and social security number of each person (sole proprietors, firm owners, partners, or shareholders) with at least 25% ownership of the business entity entering into this Contract prior to its execution. Contractor acknowledges that this Contract may be terminated and payment may be withheld if this certification is inaccurate.

9.5. **DEBTS OR DELINQUENCIES TO STATE.** Pursuant to Texas Government Code Section 403.055, Contractor understands and agrees that any payment due under this Contract may be applied toward payment of any debt that is owed to the State of Texas including, but not limited to, delinquent taxes and child support.

9.6. **BUY TEXAS.** If Contractor is authorized to make purchases under this Contract, Contractor certifies that Contractor will buy Texas products, services, and materials when available at a comparable price and in a comparable period of time pursuant to Texas Government Code Ch. 2155.

9.7. **EQUAL OPPORTUNITY.** Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, sex, religion, age, sexual orientation or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees or applicants for employment, notices to be provided setting forth the provisions of this non-discrimination article. Contractor shall include the above provisions in all subcontracts pertaining to the work.

9.8. **DECEPTIVE TRADE PRACTICE; UNFAIR BUSINESS PRACTICES.** Contractor represents and warrants that it has not been the subject of allegations of Deceptive Trade Practices violations under the Texas Business and Commerce Code, Chapter 17, or allegations of any unfair business practice in any administrative hearing or court suit and that Contractor has not been found to be liable for such practices in such proceedings. Contractor certifies that it has no officers who have served as officers

of other entities' who have been the subject allegations of Deceptive Trade Practices violations or allegations of any unfair business practices in an administrative hearing or court suit and that such officers have not been found to be liable for such practices in such proceedings.

9.9. **AGENCY EXECUTIVE HEAD.** Under Texas Government Code Section 669.003 relating to contracting with an executive of a state agency, Contractor represents that no person who, in the past four (4) years, served as an executive of TFC or any other state agency, was involved with or has any interest in this Contract or any contract resulting from this Contractor. If Contractor employs or has used the services of a former executive head of TFC or any other state agency, then Contractor shall provide the following information: the name of the former executive, the name of the state agency, the date of separation from the state agency, the position held with Contractor, and the date of employment with Contractor.

9.10. **LIABILITY FOR TAXES.** Contractor represents and warrants that it shall pay all taxes or similar amounts resulting from this Contract, including, but not limited to, any federal, state, or local income, sales or excise taxes of Contractor or its employees. TFC shall not be liable for any taxes resulting from this Contract.

9.11. **NO CONFLICTS.** Contractor represents and warrants that Contractor has no actual or potential conflicts of interest in providing services to the State of Texas under this Contract and that Contractor's provision of services under this Contract would not reasonably create an appearance of impropriety.

9.12. **PROHIBITION ON CERTAIN BIDS AND CONTRACTS.** Under Texas Government Code, Section 2155.006, relating to the prohibition of certain bids and contracts, Contractor certifies that the individual or business entity named in this Contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate. Contractor represents and warrants that during the five (5) year period preceding the date of this Contract, Contractor has not been: (i) convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Texas Utilities Code, Section 39.459, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or (ii) assessed a penalty in a federal civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Texas Utilities Code, Section 39.459, Hurricane Katrina, or any other disaster occurring after September 24, 2005.

9.13. **IMMIGRATION REFORM.** (a) The Immigration Reform and Control Act of 1986, as amended, and the Immigration Act of 1990, and the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, requires that all employees hired since 1986 provide proof of identity and employment eligibility before they can work in the United States. TFC is committed to complying with all applicable immigration laws of the United States and requires compliance by all contractors and subcontractors who contract with the State. Contractor shall not place any employee of Contractor at a worksite, nor shall Contractor permit any employee, nor any subcontractor, to perform any work on behalf of or for the benefit of TFC without first confirming said employee's authorization to lawfully work in the United States.

(b) Contractor warrants that Contractor: (i) maintains and follows an established policy to verify the employment authorization of its employees and to ensure continued compliance for the

duration of employment; (ii) has verified the identity and employment eligibility of all employees in compliance with applicable law; (iii) has established internal safeguards and reporting policies to encourage its employees to report any suspected violations of immigration policies or of immigration law promptly to Contractor's senior management; and (iv) is without knowledge of any fact that would render any employee or subcontractor ineligible to legally work in the United States.

(c) Contractor further acknowledges, agrees, and warrants that Contractor: (i) has complied, and shall at all times during the term of the Contract comply, in all respects with the Immigration Reform and Control Act of 1986 and 1990, the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, as amended, and all of the laws, rules, and regulations relating thereto; (ii) has properly maintained, and shall at all times during the term of the Contract properly maintain, all records required by the Department of Homeland Security, Immigration and Customs Enforcement ("DHS–ICE"), including, without limitation, the completion and maintenance of the Form I-9 for each of Contractor's employees; and (iii) has responded, and shall at all times during the term of the Contract respond, in a timely fashion to any inspection requests related to such I-9 Forms. During the term of the Contract, Contractor shall, and shall cause its directors, officers, managers, agents and employees to, fully cooperate in all respects with any audit, inquiry, inspection or investigation that may be conducted by TFC or any state agency of Contractor or any of its employees.

(d) Contractor acknowledges, agrees, and warrants that all subcontractors permitted by it to perform work will be required to agree to these same terms as a condition to being awarded any subcontract for such work.

9.14. **PROHIBITION AGAINST BOYCOTTING ISRAEL.** In accordance with Section 2270.002 of the Texas Government Code, by signature hereon, Contractor certifies that it does not boycott Israel and will not boycott Israel during the term of this Contract.

X. MISCELLANEOUS PROVISIONS.

10.1. **ASSIGNMENT AND SUBCONTRACTS.** (a) Contractor shall neither assign, transfer, nor delegate any rights, obligations, or duties under this Contract without the prior written consent of TFC.

(b) Notwithstanding this provision, it is mutually understood and agreed that Contractor may subcontract with others for some or all of the services to be performed. TFC shall approve all subcontractors. Subcontractors providing service under this Contract shall meet the same requirements and level of experience as required of the Contractor. No subcontract under the Contract shall relieve Contractor of responsibility for the service. If Contractor uses a subcontractor for any or all of the work required, the following conditions shall apply under the listed circumstances:

(i) Contractors planning to subcontract all or a portion of the work to be performed under this Contract shall identify the proposed subcontractor on Exhibit F – HUB Subcontracting Plan, attached hereto and incorporated herein for all purposes, as further described in Section 10.2 below.

(ii) Subcontracting shall be at the Contractor's expense.

(iii) TFC retains the right to check any subcontractor's background and make the determination to approve or reject the use of submitted subcontractors.

(iv) Contractor shall be the only contact for TFC and subcontractors. Contractor shall list a designated point of contact for all TFC and subcontractor inquiries.

10.2. **HISTORICALLY UNDERUTILIZED BUSINESSES ("HUBS").** In accordance with state law, it is TFC's policy to assist HUBs, whether minority or women owned, whenever possible, to participate in providing goods and services to the agency. TFC encourages those parties with whom it contracts for the provision of goods and services to adhere to this same philosophy in selecting subcontractors to assist in fulfilling Contractor's obligations with TFC. If Contractor subcontracts with others for some or all of the services to be performed under this Contract, Contractor shall comply with all HUB requirements pursuant to Texas Government Code, Chapter 2161 as described in Exhibit F – HUB Subcontracting Plan, attached hereto and incorporated herein for all purposes. In addition to information required by Section 10.1 above, Contractor shall provide TFC with pertinent details of any participation by a HUB in fulfilling the duties and obligations arising hereunder on Exhibit F-1 – HSP Progress Assessment Report, attached hereto and incorporated herein for all purposes. PARs shall be submitted monthly with each invoice and are a condition of payment.

10.3. **FEDERAL, STATE, AND LOCAL REQUIREMENTS.** Contractor shall demonstrate on-site compliance with the Federal Tax Reform Act of 1986, Section 1706, amending Section 530 of the Revenue Act of 1978, dealing with issuance of Form W-2's to common-law employees. Contractor is responsible for both federal and state unemployment insurance coverage and standard Workers' Compensation Insurance coverage. Contractor shall comply with all federal and state tax laws and withholding requirements. The State of Texas shall not be liable to Contractor or its employees for any unemployment or workers' compensation coverage, or federal or state withholding requirements. Contractor shall indemnify the State of Texas and shall pay all costs, penalties, or losses resulting from Contractor's omission or breach of this section.

10.4. **PATENT, TRADEMARK, COPYRIGHT, AND OTHER INFRINGEMENT CLAIMS.** Contractor shall indemnify, save and hold harmless the State of Texas from and against claims of patent, trademark, copyright, trade secret or other proprietary rights, violations or infringements arising from the State's or Contractor's use of or acquisition of any services or other items provided to the State of Texas by Contractor or otherwise to which the State of Texas has access as a result of Contractor's performance under this Contract, provided that the State shall notify Contractor of any such claim within a reasonable time of the State's receiving notice of any such claim. If Contractor is notified of any claim subject to this section, Contractor shall notify TFC of such claim within five (5) business days of such notice. No settlement of any such claim shall be made by Contractor without TFC's prior written approval. Contractor shall reimburse the State of Texas for any claims, damages, losses, costs, expenses, judgments or any other amounts, including, but not limited to, attorneys' fees and court costs, arising from any such claim. Contractor shall pay all reasonable costs of the State's counsel and shall also pay costs of multiple counsel, if required to avoid conflicts of interest. Contractor represents that it has determined what licenses, patents and permits are required under this Contract and has acquired all such licenses, patents and permits.

10.5. **ELECTRONIC AND INFORMATION RESOURCES ACCESSIBILITY STANDARDS.** (a) Effective September 1, 2006, all state agencies and institutions of higher education shall procure products which comply with the State of Texas accessibility requirements for electronic and information resources specified in Title 1 of the Texas Administrative Code, Chapter 213 when such products are available in the commercial marketplace or when such products are developed in response to a procurement solicitation.

(b) If applicable, Contractor shall provide the Texas Department of Information Resources ("DIR") with the universal resource locator ("URL") to its Voluntary Product Accessibility Template (VPAT) for reviewing compliance with the State of Texas Accessibility requirements (based on the federal standards established under Section 508 of the Rehabilitation Act), or indicate that the product/service accessibility information is available from the General Services Administration "Buy Accessible Wizard" (*http://www.buyaccessible.gov*). Contractors not listed with the "Buy Accessible Wizard" or supplying a URL to their VPAT must provide DIR with a report that addresses the same accessibility criteria in substantively the same format. Additional information regarding the "Buy Accessible Wizard" or obtaining a copy of the VPAT is located at *http://www.section508.gov/*.

10.6. **RELATIONSHIP OF THE PARTIES.** Contractor is associated with TFC only for the purposes and to the extent specified in this Contract, and with respect to performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor. Subject only to the terms of this Contract, Contractor shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for TFC whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and TFC shall have no obligation with respect to:

(i) withholding of income taxes, FICA or any other taxes or fees;

(ii) industrial or workers' compensation insurance coverage;

(iii) participation in any group insurance plans available to employees of the State of Texas;

(iv) participation or contributions by the State of Texas to the State Employees Retirement System;

(v) accumulation of vacation leave or sick leave; or

(vi) unemployment compensation coverage provided by the State.

10.7. **DRUG FREE WORK PLACE.** Contractor shall comply with the applicable provisions of the Drug-Free Work Place Act of 1988 (Public Law No. 100-690, Title V, Subtitle D; 41 U.S.C. 701 et seq.) and maintain a drug-free work environment; and the final rule, government-wide requirements for drug-free work place (grants), issued by the Office of Management and Budget and the Department of Defense (32 CFR Part 280, Subpart F) to implement the provisions of the Drug-Free Work Place Act of 1988 is incorporated by reference and Contractor, Contractor's employees, and subcontractors shall comply with the relevant provisions thereof, including any amendments to the final rule that may hereafter be issued.

10.8. **COMPLIANCE WITH OTHER LAWS.** In the execution of this Contract, Contractor shall comply with all applicable federal, state, and local laws, including laws governing labor, equal employment opportunity, safety, and environmental protection. Contractor shall make itself familiar

with and at all times shall observe and comply with all federal, state, and local laws, ordinances, and regulations which in any manner affect performance under this Contract.

10.9. **NOTICES.** Any notice required or permitted to be delivered under this Contract shall be deemed delivered when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the TFC or Contractor, as the case may be, at the address set forth below:

For TFC: Attention: Legal Services Division
Texas Facilities Commission
1711 San Jacinto Blvd., Room 400
Austin, Texas 78701
Phone: (512) 475-2400
Fax: (512) 236-6171

For Contractor: Attention: Travis Rowe
CEC Electrical Inc – CEC Facilities Group LLC
1275 Valley View Lane
Irving, Texas 75061
Phone: (817)-734-0040
trowe@cecfg.com

Notice given in any other manner shall be deemed effective only if and when received by the party to be notified. Either party may change its address for notice by written notice to the other party as herein provided.

10.10. **NAME AND ORGANIZATIONAL CHANGES.** (a) Contractor must provide TFC with written notification of all name changes and organizational changes relating to Contractor including, but not limited to, merger, acquisition or sale no later than ten (10) business days of such change. Contractor, in its notice, shall describe the circumstances of the name change or organizational change, state its new name, provide the new Tax Identification Number, and describe how the change will impact its ability to perform under the Contract. If the change entails personnel changes for personnel performing the responsibilities of the Contract for Contractor, Contractor shall identify the new personnel and provide resumes to TFC, if resumes were originally required by the solicitation. TFC may request other information about the change and its impact on the Contract and Contractor shall supply the requested information within five (5) working days of receipt of the request. All written notifications of organizational change must include a detailed statement specifying the change and supporting documentation evidencing continued right of Contractor or successor entity, as applicable, to maintain its status as a party to this Contract.

(b) TFC may terminate the Contract due to any change to Contractor that materially alters Contractor's ability to perform under the Contract.

10.11. **GOVERNING LAW AND VENUE.** This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Texas, exclusive of conflicts of law provisions. Venue of any suit brought under this Contract shall be in a court of competent jurisdiction in Travis County, Texas. Contractor irrevocably waives any objection, including any objection to personal jurisdiction or proper venue or based on the grounds of forum non conveniens, which it may now or hereafter have to the filing of any action or proceeding in such

jurisdiction in respect of this Contract or any document related hereto. **Nothing in this section shall be construed as a waiver of sovereign immunity by TFC.**

10.12. **SEVERABILITY.** If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

10.13. **PROPER AUTHORITY.** The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract. Contractor acknowledges Contract is effective for the period of time specified in the Contract. Any services performed by Contractor before this Contract is effective or after it ceases to be effective are performed at the sole risk of Contractor.

10.14. **FORCE MAJEURE.** Any delays in or failure of performance by either party, except in respect of the obligation of payments under this Contract, shall not constitute default hereunder if and to the extent such delays or failure of performance are caused by occurrence(s) beyond the reasonable control of the party affected, and which by the exercise of due diligence such party is unable to prevent, herein called "Force Majeure," including acts of God or the public enemy, sabotage, war, mobilization, revolution, civil unrest, riots, strikes, lockouts, fires, accidents breakdowns, or floods, earthquakes, hurricanes or any other natural disaster or governmental actions. In any such event, the party claiming Force Majeure shall promptly notify the other party of the Force Majeure event in writing and, if possible, such notice shall set forth the extent and duration thereof. The party claiming Force Majeure shall exercise due diligence to prevent, eliminate, or overcome such Force Majeure event where it is possible to do so and resume performance at the earliest possible date. However, if non-performance continues for more than thirty (30) days, TFC may terminate this Contract immediately upon written notification to Contractor.

10.15. **LABOR ACTIVITY.** If any strike, boycott, picketing, work stoppage, slowdown, or other labor activity is directed against the Contractor at TFC's facility, which results in the curtailment or discontinuation of services performed herein, TFC shall have the right during said period to employ any means legally permissible to have the work performed.

10.16. **DISPUTE RESOLUTION.** The dispute resolution process provided for in Chapter 2260 of the Texas Government Code must be used by the parties to attempt to resolve all disputes arising under this Contract.

10.17. **COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which shall be an original, and each such counterpart shall together constitute but one and the same agreement.

10.18. **NO WAIVER.** Nothing in this Contract shall be construed as a waiver of sovereign immunity by the State of Texas. This Contract shall not constitute or be construed as a waiver of any of the privileges, rights, defenses, remedies, or immunities available to the State of Texas. The failure to enforce, or any delay in the enforcement, of any privileges, rights, defenses, remedies, or immunities available to the State of Texas under this Contract or under applicable law shall not constitute a waiver of such privileges, rights, defenses, remedies, or immunities or be considered as a basis for estoppel. TFC does not waive any privileges, rights, defenses, or immunities available to TFC by entering into this Contract or by its conduct prior to or subsequent to entering into this Contract.

10.19. **FALSE STATEMENTS; BREACH OF REPRESENTATIONS.** By signature to this Contract, Contractor makes all the representations, warranties, guarantees, certifications and affirmations included in this Contract. If Contractor signs this Contract with a false statement or it is subsequently determined that Contractor has violated any of the representations, warranties, guarantees, certifications or affirmations included in this Contract, Contractor shall be in default under this Contract, and TFC may terminate or void this Contract for cause and pursue other remedies available to TFC under this Contract and applicable law.

10.20. **SURVIVAL OF TERMS.** Termination of the Contract for any reason shall not release Contractor from any liability of obligation set forth in the Contract that is expressly stated to survive any such termination or by its nature would be intended to be applicable following any such termination, including the provisions regarding confidentiality, indemnification, transition, records, audit, property rights, dispute resolution and invoice and verification.

10.21. **ENTIRE CONTRACT AND MODIFICATION.** This Contract and its integrated attachment(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistently with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification, renewal, extension or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto.

TEXAS FACILITIES COMMISSION

Kay Molina

General Counsel

Date of execution: 7/24/17

GC
DIR
DED

CEC ELECTRIC INC – CEC FACILITIES GROUP LLC

Printed Name: Travis Rose

Title: Account Manager

Date of execution: 7/20/2017

EXHIBIT A

TFC CONTRACT NO. 18-034-000

EQUIPMENT LIST / PM FREQUENCY

EQUIPMENT LIST - EXHIBIT A

System	Manufacturer	Model	Qty	PM Frequency (minimum)
Booster Pumps	Armstrong	MQC-32C	2	Quarterly (Annual included)
Chilled Water System Distribution Loop	N/A	N/A	1	Annual
Condensate & Non-Potable Water Systems	N/A	N/A	1	Annual
Computer Room Air-Conditioning (CRAC) Units	Liebert	FH600CVAAE16054 FH600CVAA006054 UH529CVAAGIS054 UH302CVAA00S054	8	Quarterly (Annual included)
Water Leak Detection System	TraceTek	TTDM-128	1	Quarterly (Annual included)
Chiller	Smardt	SAA082-3BG	1	Quarterly (Annual included) NOTE: 2 Coil cleanings/year
Variable Air Volume (VAV) Terminal Unit	Titus	5-Single Duct / 2-Dual Duct	7	Quarterly
Automatic Transfer Switch (ATS)	N/A	1200amp	1	Annual
Generator	Cummins	1000KW	1	Quarterly (Annual included) NOTE: with Load Bank
Power Distribution Units (PDU) and Remote Power Panels (RPP)	PDI	N/A	Lot	Annual
Switchgear, Transformers, Electrical Panels	N/A	N/A	Lot	Annual (Thermography required)
Uninterruptible Power System (UPS) including batteries	MGE	320KW/400KW	2	Semi-Annual (Annual included)
Access/Sub-Floor Cleaning (Level 1, 2, and 3)	N/A	N/A		Annual
Fire Detection System	Pryo-Chem	IQ-318	1	Annual (Per NFPA)
FM200	N/A	N/A	1	Semi-Annual (Per NFPA)
Pre-Action System	N/A	N/A	1	Annual (Per NFPA)

EXHIBIT B

TFC CONTRACT NO. 18-034-000

EQUIPMENT MAINTENANCE SCHEDULES AND SCOPES

ATTACHMENT D
EQUIPMENT MAINTENANCE SCHEDULES AND SCOPES

I. Systems

A. Electrical Systems:

- Automatic Transfer Switch ("ATS")
- Power Distribution Units ("PDU")
- Remote Power Panels ("RPP")
- Uninterruptible Power Supply ("UPS")
- Generator
- Transformers
- Switchgear
- Electrical Panels

B. Mechanical Systems:

- Computer Room Air Conditioning Units ("CRAC Units")
- Chilled Water Distribution Loop in Data Center
- Chilled Water Booster Pumps
- Variable Air Volume Terminals and Controls ("VAV Terminals and Controls")
- Condensate & Non-Potable Water Units
- Smardt Chiller

C. Special Systems:

- Water Leak Detection System
- Fire Detection & Alarm Systems
- FM-200 System
- Pre-action Fire Alarm System

II. Definitions and Acronyms

"Acknowledgment of Event" refers to the communication from the TFC to the CPA acknowledging that a Remedial Maintenance event has occurred and a response has been initiated.

"ATS" refers to automatic transfer switch.

"CPA" refers to the Texas Comptroller of Public Accounts. "CRAC Units" refers to computer room air conditioning units.

"Data Center" is defined as the data center in the lower annex of the LBJ Building.

"Full Service Maintenance" is defined as Remedial Maintenance and Scheduled Preventive Maintenance for all covered facilities systems and equipment. Full Service Maintenance includes, but is not limited to, diagnosing the problem; providing labor, parts and materials; and performing all necessary repairs to restore the equipment to OEM published specifications.

"OEM" refers to original equipment manufacturer.

"Operating Normally" or "Normal Operation" is defined as the state in which the systems and their related equipment are operating per design specifications with no alarm present.

"PDU" refers to power distribution units.

"Remedial Maintenance" is defined as that maintenance which is performed by TFC after notification that a system or its related equipment is inoperative, in alarm state, or is not Operating Normally.

"RPP" refers to remote power panels.

"Scheduled Preventive Maintenance" refers to all scheduled maintenance performed or required to be performed to maintain the Facility Systems in accordance with OEM published specifications and any additional specifications contained in this Exhibit.

"TFC" refers to the Texas Facilities Commission. "UPS" refers to uninterruptible power supply.

"VAV Terminals and Controls" refers to variable air volume terminals and controls.

III. Scheduled Preventive Maintenance (PM) List

The default baseline for Scheduled Preventive Maintenance is the OEM suggested or recommended preventive maintenance activities or tasks for each covered Facility System. Either party, by mutual agreement, may modify the Scheduled Preventive Maintenance schedule.

Thermal scanning (infrared readings) is included in the annual PM and applied to all switchgear, transformers, disconnects, UPS systems, distribution panel boards, power distribution units, remote power panels, pump and CRAC unit disconnect switches.

Proposed schedules noted for the following equipment:

A. ATS

1. Annual PM - included in generator PM.
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Clean the ATS Enclosure.
   c. Check the transfer switch contacts.
   d. Maintain transfer switch lubrication.
   e. Check all cable connections & retighten them.
   f. Perform ATS test.
   g. Perform a thermographic scan.

B. PDUs

1. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Inspect electrical connections.
   c. Inspect component mountings.
   d. Clean ventilation openings and grilles.
   e. Operation checkout using Inspection and Startup Checklist.
   f. Perform a thermographic scan.

C. RPPs

1. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Perform a Thermographic Scan.

D. UPS & Battery

1. Semiannual PM (Twice a year)
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Replacement batteries shall be a reimbursable costs. Contractor shall be responsible for labor for battery replacements.

E. Generator (Generator is exercised once a week for 30 minutes as per programming.)

1. Quarterly PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Quarterly tests will include fluid level checks and run tests
2. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Load tests will be performed
   c. All other tests which fall within the prescribed times recommended by the manufacture.

F. Transformers

1. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Open and visually inspect.
   c. Perform a thermographic scan.
   d. Check transformer temperature tolerances.
   e. Perform electrical analysis.
   f. Tighten all lugs.

G. Switchgear

1. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Open and visually inspect.
   c. Perform a thermographic scan.
   d. Tighten all lugs and breaker connections.

H. Electrical Panels

1. Annual PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks
   b. Open and visually inspect.
   c. Perform a thermographic scan.
   d. Tighten all lugs and breaker connections.

I. Computer Room Air Conditioner (CRAC)

1. Quarterly PM
   a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Check/replace filters.

c. Grease bearings.

d. Inspect bearings, sheaves, motor mounts.

2. Annual PM

a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Check belt tensioning and positioning.

c. Check/replace belts

d. Clean coils.

e. Inspect elements.

f. Check drain lines, make-up valves, and strainers.

g. Inspect sump for debris and float operation.

h. Inspect fuses, contactors, and wire connections.

i. Visually check leak detection system.

J. Chilled Water System

1. Quarterly PM

a. Booster Pumps – located at LBJ third floor Penthouse Annex.

1. Any OEM suggested or recommended preventive maintenance activities or tasks

2. Check seal visually.

2. Annual PM

a. Distribution Loop – located at LBJ Data Center.

1. Any OEM suggested or recommended preventive maintenance activities or tasks

2. Check system for leaks.

3. Check settings on VFD's controlling pumps.

4. Verify temperatures on gauges match Building Automation System.

K. VAV Terminals and Controls

1. Quarterly PM

a. Visual Inspection and check for proper operation

2. Annual PM

a. Check for proper operation and alarms in Building Automation System.

b. Verify flows or cubic feet per minute readings are within tolerances and make adjustments as necessary.

c. Tighten all linkages.

L. Condensate & Non Potable Water Systems

1. Annual PM

a. Check all seals for leaks.

M. Water Leak Detection System (Under Raised Floor)

1. Quarterly PM

a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Perform visual inspection and clean if required.

N. Fire Detection and Alarm Systems

1. Annual Inspection

a. Inspect and clean:

1. Detectors
2. Alarm Devices
3. Releasing Devices

O. FM-200 System

1. Semiannual Inspection (Twice a year)

a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Actuator Check

c. Tank Check

d. Tank Contents Check

e. Control Valve

f. Pipe Network Check

g. Nozzle Check

h. Enclosure Check

i. Hose Check

2. Annual Inspection

a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Electrical Systems Check

3. As Needed Per Visual Inspection

a. Integrity Test

P. Pre-Action Fire Alarm System

1. Semiannual PM (Twice a year)

a. Any OEM suggested or recommended preventive maintenance activities or tasks

b. Visual Inspection

2. Annual Inspection

a. Functional testing

b. Clean devices

Q. Custodial Services - Sub-floor Cleaning:

1. Annual Deep Cleaning (At night or on weekend)

a. Wipe down Subfloor: While deep cleaning, wipe down the concrete subfloor, pedestals, cables, etc., to remove fine particulate not extracted by the vacuuming procedure. Remove any contamination accumulated in the subfloor space.

1. Access Floor Panels:

a. Solid: edges & bottom

b. Perforated: edges, perforations & baffles, removed and thoroughly cleaned

c. Support structure: pedestals & stringers

2. Sub-floor Infrastructure:

a. Electrical conduits, whips and receptacles

b. Chilled water piping

c. FM-200 system components

d. Data network fiber and copper cabling

e. Floor panels

b. Floor Vacuum: Remove all dust and debris from floor surface using HEPA-filter Vacuum & lint free tack wipes with data center approved static dissipative solutions.

c. Deep Clean: Vacuum all subfloor areas giving special attention to each perforated air panel. All accessible floor panels shall be removed in order to give access to as many stringers, pedestal, and panel edges as possible.

d. Wet Mop: Damp mop floor using an anti-static cleaner specifically designed to eliminate static electrical charges in critical environments. Apply with a low lint mop.

R. **Smardt Chiller**

1. Quarterly, Semi-Annual, and Annual PM- Per OEM suggested or recommended tasks or activities.

2. Two (2) condenser coil cleanings annually.

IV. Documentation

A. The reports (Data Files), instructions, and other required documentation must be stored in a WEB portal (Dropbox or equivalent) accessible to TFC and other approved state agency personnel; service reports shall be uploaded within 2 weeks for service performed.

B. Contractor shall develop and implement a preventive maintenance program that includes but not limited to:

- Maintenance Reports
- Preventative Maintenance Instructions
- Maintenance Forecast
- Incident Reports
- Parts Inventory
- Site Documentation
- Deficiency Reports
- Method of Procedures
- Relational Databases and/or Spreadsheets with Equipment List

C. A complete service report with all checklist items and measurements and data recordings required. Also, provide a summary report of the system performance and recommended repairs.

EXHIBIT C

TFC CONTRACT NO. 18-034-000

TEXAS COMPTROLLER OF PUBLIC ACCOUNTS PROCEDURES AND GUIDELINES FOR SAFELY WORKING IN THE CPA DATA CENTER

Texas Comptroller of Public Accounts

Procedures and Guidelines For Safely Working In the CPA Data Center

12/22/10 rev.

Procedures and Guidelines for Safely Working in the CPA Data Center

Personal Accountability
Failure to know or comply with the following procedures is grounds for immediate removal from the site, perhaps permanently. All people allowed access to critical areas must review these Work Procedures and demonstrate their knowledge of the procedures most applicable to their activity on site at least every six months.

It is vitally important that you understand the severe negative impact your actions can have on this site as a result of working inappropriately. These procedures and guidelines have been developed to clarify our quality expectations and to reduce the chance of mistakes and unintended events. Failure to comply with any procedure will result in your immediate removal from the site, may result in permanent loss of your access to the facility, and possible loss of business for you or your company.

I have been given a copy of the CPA Data Center Work Procedures and have read them. I have had an opportunity to ask clarifying questions about the procedures, their reasons and their intent. I agree to follow these procedures and, to the best of my ability, I will make every effort to avoid accidents and mistakes, which will result in downtime.

Company ___to be populated upon award_____

Name [print] _to be populated upon award_____

Signature ___to be populated upon award_____ Date _____

Accepted by CPA __to be populated upon award Date _____

Escort status ☐ required ☐ required in computer room ☐ not required

Procedures and Guidelines for Safely Working in the CPA Data Center

General Work Rules

1) Personal behavior
   a) All vendors, contractors and other service providers must be appropriately attired and act in a professional manner.
   b) No firearms, explosive chemicals or devices, or weapon of any type is allowed on the site.
   c) No smoking is allowed inside the building.
   d) Profane language, abusive behavior, being under the influence of alcohol or drugs, sexual comments to or about employees, leering, and other offensive or inappropriate behavior will not be permitted and offenders will be asked to permanently leave the premises.
   e) No food or drink is allowed in the Data Center. Food and drink are permitted only in designated locations, which includes the snack machine area.
   f) All activities that present any risk to the Data Center operations must be submitted, reviewed, approved and scheduled through the authorized TFC/CPA Data Center representatives listed on page 7 of 9 of this document.)
   g) All activities in the Data Center should be performed according to documented and approved procedures.
2) Safety
   a) Follow all security and safety rules and regulations.
   b) Wear appropriate attire for working in the Data Center.
   c) No food or drink in the Data Center.
   d) Safety cones with caution tape will be erected around any and all hazards prior to the start of work. Hazards include all electrical work and any time raised floor tile are removed and left unattended.
   e) Avoid safety cones, barricades, caution tape, or other safety equipment that has been installed to guide you around hazardous areas including open floor tiles.
   f) Equipment racking or unracking performed after hours requires the presence of at least two people for safety reasons.
   g) Report any unsafe conditions or activities immediately.
3) Fire detection and suppression systems
   a) A high sensitivity smoke detection system protects the Data Center and Print Pool rooms. The smoke detectors are very sensitive and provide early warning of fire which may allow trained personnel to find the source of heat (sometimes as small as a smoking resister on a printed circuit board or an overheated motor) before it triggers the fire suppression systems.
   b) A FM-200 gaseous fire suppression system is used in the Data Center and Print Pool. FM-200 can safely suppress a fire, but must reach sufficient gas concentration (7%) and hold it for 10 minutes to be effective. Keeping all openings sealed and all doors closed is absolutely essential.
   c) Pre-action water sprinklers provide a second level of fire protection in the Data Center and Print Pool rooms. The sprinklers will function

automatically when a temperature exceeds a preset level and the fire detection system is in alarm.

d) An intense flashing strobe light on the wall means the FM-200 gas may discharge into the space within the next 30 seconds. In most cases, FM-200 discharges are in response to false conditions and results in activating the emergency power off (EPO) system and the release of the FM-200 gas. In the event of a false alarm, an automatic discharge of the FM-200 system can be overridden by manually pushing and holding the FM-200 abort button located by each exit door. If the FM-200 fire alarm sounds while you are inside the Data Center or Print Pool and you cannot visually see or smell smoke, you should activate the FM-200 Abort Button. If you do not choose to hold down the Abort button, exit the room immediately.

e) Data Center and Print Pool room doors must not be propped open. Leaving doors open can help fires to spread and can prevent the FM-200 gas from reaching sufficient suppression concentration. Leaving doors open also affects room temperature, humidity stability and security.

f) Any time a fire detection, alarm, or suppression system is disabled a fire watch will be established. A fire watch requires a complete physical tour of all spaces in the de-activated fire detection zone at least once every two hours. Technicians will not be permitted to leave the site until all fire systems have been re-enabled.

4) Housekeeping:
   a) No food or drink in the Data Center
   b) Keep all areas clean and clear of debris at all times
   c) No boxes, empty or otherwise are allowed in the Data Center.
   d) No equipment or items on top of cabinets.
   e) No cables laying on the floor. All cable, to or from any equipment must be properly routed to and in the overhead cable trays or underneath the raised floor where proper sub-floor trays are installed.
   f) No equipment sitting on the floor outside of a rack or cabinet, such as modems or hubs.
   g) Report any violation of these rules and regulations.
5) Emergency Power Off (EPO) systems buttons are located at each Data Center and Print Pool room exit. These physically protected buttons disable electrical power in a major emergency. Additional instructions are contained in a later section.
6) Building security is important to protecting the information and physical assets of the agency. Security is staffed 24 hours a day and staff is specially trained in emergency medical response procedures. They are our first line of defense in assuring the safety of all building occupants.
7) Access/Security
   a) If you have badge access to the Data Center, do not allow an unauthorized individual to follow you into the Data Center.
   b) All escorted personnel without badge access to the Data Center must sign in on the Data Center Sign-In sheet located in the Master Console room.

c) All personnel without badge access to the Data Center must be accompanied in the Data Center AT ALL TIMES by someone with badge access to the Data Center.
d) Physical access to areas of the Data Center is controlled by employee badge readers and keys.
e) Access to these areas is granted in the following ways:
   i) Clearance can be granted to an employee's badge, keys can be issued to an employee or group of employees.
   ii) Loaner badges and keys can be issued by the Master Console management staff. Authorization for loaner badges and keys can be by:
      (1) An approved Data Center work order (ticket).
      (2) A pre-authorized list, or
      (3) A specific authorization
f) Badge Access clearance granted to employee badges and keys issued is summarized in the Physical Access Matrix, available in the Master Console room.
g) Loaner badges and keys will only be issued by the Master Console management staff when properly authorized.
   (1) An approved work order (ticket). An employee will open a Data Center work order ticket in Service Desk, including all relevant information regarding the planned activity. The ticket is then reviewed and approved by the employee's Section Manager, Area Manager and the Data Center Manager. The approved ticket is the authorization for issuing the required loaner badge and/or key.
   (2) A pre-authorized list. For each access controlled area, a list of employees will be compiled, reviewed and approved by the Data Center Operations Area Manager and the Data Center Manager. This list of employees will be pre-authorized to be issued a loaner badge and/or key upon request without any further authorization. The list of pre-authorized employees is indicated on the attached Physical Access Matrix file with the letter '**A**' under the area for which the employee is pre-authorized to be issued a badge and/or key. Once the Data Center work order ticket system is implemented, the pre-authorization list will be reduced or eliminated.
   (3) A specific authorization. An employee may request a loaner badge and/or key if such request is authorized by an Area Manager or the Data Center Manager. Authorization can be in person, via email or telephone.

8) Requirements for Working In This Site
   a) Starting and leaving work each day
      i) All work will take place at a time designated by the Data Center Manager.

ii) Vendors and contractors will announce their arrival to the Security Desk and Master Console and determine it is still ok to proceed with planned work.
iii) Pre-plan the tools and materials required for each day's work.
iv) Do not set things on top of equipment or block access to any aisle ways, doors, CRAC units, RPPs, FM-200 or EPO buttons.
v) Use safety cones, barricades, caution tape, or other safety equipment and devices to direct people away from hazardous areas. Replace all floor tiles at the end of each day.
vi) Do not cross protective barriers or devices without permission from authorized agency personnel. Be especially aware in areas where floor tiles can be removed exposing the sub-floor area.
vii) All packing material must be removed from computer equipment/components in the Equipment Staging room (G17) before being moved to the Data Center.
viii) Nothing shall be stored in the Data Center or under the raised floor.
ix) Removal of a Data Center raised floor tiles must be approved and authorized via a Data Center work Order ticket. Be especially mindful of electrical cabling, chilled water pipes, fire detectors, water leak detection systems, and other sub-floor devices and equipment.
x) Any maintenance equipment that generates audible noise (floor buffers, etc.) can be used only with approval from authorized agency personnel.
xi) Penetrations to rated firewalls or smoke barriers must be maintained on a daily basis.

b) Initiating a project
   i) All work must have a written Work Order issued by IT, Support Services or TFC. The only exception to having a Work Order is routine facility maintenance operations.
   ii) All work affecting or potentially affecting uptime will be scheduled through the Maintenance Request Notification (MRN) system. Approved Methods and Procedures (MAP) or Work Method Statements (WMS) are required on all critical work. A qualified vendor foreman or supervisor must be on site and "in-charge" at all times during critical work.
   iii) Any deviations from the approved work scope must be evaluated prior to work performance. Changes affecting safety or risk will be re-scheduled.
   iv) Use of the dock and storage of equipment, materials and tools will be discussed with Support Services prior to start of a project. Agreement will be reached on hours of loading/unloading, duration of dock use, and storage arrangements.

c) c. Closing out a completed project
   i) All temporary or interim solutions must be permanently completed, all penetrations must be permanently sealed, tools and materials must be removed, as-built documentation must be completed, etc.

ii) Work area must be clean.
iii) Work Order paperwork must be closed out.

d) Essential documents for working in this facility
   i) CPA Data Center Process and Procedures. All personnel must comply with the latest version of these procedures.
   ii) Work Orders. You must have a Data Center Work Order for all work to be done. The Work Order must identify the sponsoring Agency employee and their authorized representative(s) who are responsible for supervising the task and ensuring all procedures are followed.
   iii) Methods and Procedures or Work Method Statements. The approved MAP/WMS must be posted in the work area and visible where critical work is being performed. Work will be immediately halted if the approved MAP is not posted or is not being followed.
   iv) Hot Work Permits. No welding or open torches will be used without a permit and without disabling the fire detection and suppression systems in the zone affected.
   v) Materials Safety Data Sheet (MSDS). Provide a Materials Safety Data Sheet for any material you bring into the facility. The MSDS will be kept in the TFC Building Manager's Office.
   vi) Other documents may be required depending upon the work to be performed.

CPA DATA CENTER CHAIN OF COMMAND

To be populated upon award

CALL LIST

To be populated upon award

EMERGENCY TELEPHONES AND DATA COMMUNICATION

To be populated upon award

DATA CENTER ROOM SPECIFIC WORK RULES

1) Do not perform work on or under the computer room raised floor or related infrastructure support equipment between the hours of 6:00 am and 7:00 p.m. Monday through Friday if it has any potential for impacting Data Center Operations. Such work automatically includes computer equipment installations or upgrades, installations or removals of computer cables (electrical or data), or any work requiring floor tile removal. Exceptions will be granted on a case by case basis.
2) No food or drink is allowed in the Data Center.
3) No smoking is allowed in the building.

4) Be especially careful around any computer hardware that has had the protective covers removed. With its covers off, such equipment is usually more susceptible to nearby electrical disturbances.
5) Each floor tile has a specific location identification using an X and Y coordinate. Floor tile H25 (and the equipment on top of this tile) can be found by looking at the numbers and letters posted on the Data Center room's walls above eye level.
6) Pipe cutting, pipe threading, cement cutting or other drilling within the Data Center room is not desirable. If such work cannot be avoided, use cutting oil, metal debris and dust protection to prevent contamination from falling on the floor, staining the finishes, or from becoming airborne.
7) Under floor leak detectors are provided to sense the presence of water. Be careful to make sure that these detectors remain in the path of water flow at lowest point where water might be expected.
8) Permanently fire stop all holes or cable openings in fire walls or fire barriers upon job completion. Temporarily fire stop them at the end of each workday. Make sure all fire stopping materials and their application has been pre-approved by Support Services or TFC.
9) Any vacuum used in the Data Center or Print Pool room must have a HEPA filter on the discharge.
10) Gunpowder discharge activated construction tools or devices are not permitted.
11) Raised floor tile rules
    a) Remove no more than 6 raised floor tiles at any time. This will ensure maximum static pressure and structural stability of the raised floor. Close open tiles as soon as possible, no later than the end of each day or work shift.
    b) Use safety cones, barricades, caution tape, or other safety equipment or devices to direct people away from hazardous areas, especially when a floor tile is removed and the sub-floor area is open with the potential for someone to fall.
    c) To protect floor surfaces in hallways and Data Center from being damaged when moving heavy computer equipment, use ¼" tempered Masonite sheets taped with 3" duct tape at all seams. Steel plates may be required if the equipment being moved is heavy enough to require weight re-distribution to prevent floor collapse - Masonite by itself will not be sufficient.
    d) Verify raised floor tiles and infrastructure are rated to support weight prior to moving equipment over the raised floor.
    e) Cutouts in floor tiles will be protected with permanent plastic trim strips to prevent cables from rubbing against raw or rough metal edges.
    f) Floor tile cutout seals shall install to prevent loss of static pressure and to increase the efficiency of the cooling system.
    g) The location of perforated floor tiles, which allow cooling air to come up from under the raised floor is critical to maintaining static pressure and

proper computer room cooling. Do not move a perforated floor tile without first consulting the Data Center Manager.

12)Equipment installation standards

a) Keep computing, storage and communications equipment within a cabinet or rack specifically designed for the purpose.
b) Be sure to locate all computer or communication devices, specifically including modems, above the raised floor.

13)Emergency Power Off (EPO)

a) EPO buttons are located by each door exit and are clearly labeled. Operation of an EPO button removes electrical power within the Data Center or Print Pool and results in a complete and immediate shutdown of the CPA Data Center or Print Pool. This is an extremely serious event.
b) Do not mistake the FM-200 manual release button by the each Data Center and Print Pool room door for the EPO button.
c) Use the EPO button only in the event of a major life-threatening emergency. The EPO shuts off power to the Data Center or Print Pool and has a major impact on the entire agency.
d) Operation of the EPO button requires opening the protective cover to depress the red button.

EXHIBIT D

TFC CONTRACT NO. 18-034-000

COMPENSATION AND FEES

Respondent Name: CEC Facilities Group, LLC

COMPENSATION AND FEES

ELECTRICAL SYSTEMS

Facility System	Manufacturer	Qty	PM Frequency	Annual Amount
Automatic Transfer Switch		1	Annual	$ 4,203.00
Power Distribution Units and Remote Power Panels	PDI	LOT	Annual	$ 2,120.00
Uninterruptible Power System	MGE	2	Semi-Annual Annual Included	$ 2,980.00
Generator	Cummins	1	Quarterly Annual Included	$ 7,603.00
Transformers, Switchgear, and Electrical Panels		LOT	Annual	$ 2,120.00
Access/Sub-Floor Cleanings (Level 1, 2, 3)			Annual	$ 4,353.00

MECHANICAL SYSTEMS

Facility System	Manufacturer	Qty	PM Frequency	Annual Amount
Computer Room Air Condition Units	Liebert	8	Quarterly Annual Included	$ 8,086.00
Chilled Water Distribution Loop		1	Annual	$ 360.00
Chilled Water Booster Pumps	Armstrong	2	Quarterly Annual Included	$ 760.00
Variable Air Volume (VAV) Terminal Unit	Titus	7	Quarterly	$ 3,648.00
Condensate & Non-Potable Water Systems		1	Annual	$ 380.00
Chiller	Smardt	1	Quarterly Annual & Sem-Annual Included	$ 7,875.00

SPECIAL SYSTEMS

Facility System	Manufacturer	Qty	PM Frequency	Annual Amount
Water Leak Detection System	TraceTek	1	Quarterly Annual Included	$ 1,566.00
Fire Detection and Alarm System	Pryo-Chem	1	Annual	$ 1,287.00
FM200 System		1	Semi-Annual Annual Included	$ 1,287.00
Pre-Action Fire Alarm System		1	Semi-Annual Annual Included	$ 1,287.00

REMEDIAL SERVICES

Item	Labor	Hourly Rate *Normal Hours**	Hourly Rate *Overtime Hours***
1	Electrical System Technician	$ 126.50	$ 189.75
2	Mechanical System Technician	$ 109.25	$ 163.82

3	Special System Technician	$ 98.00	$ 147.00

Item	Materials
4	Material Not Covered Under Preventive Maintenance: Contractor shall invoice at cost plus 15% percent markup. **Not-to-Exceed 20%. Markups which exceed 20% will not be considered.** Materials purchased at local retail outlets by Contractor field staff. Contractor shall invoice at cost (sales receipt/invoiced price).

**Normal Hours* within the hours of 8:00 AM – 5:00 PM, Monday through Friday
*** Overtime Hours* is defined as any hours that fall outside of Normal Hours.

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EXHIBIT E

TFC CONTRACT NO. 18-034-000

CRIMINAL BACKGROUND CHECKS AND APPLICATION GUIDELINES

TEXAS FACILITIES COMMISSION

CRIMINAL BACKGROUND CHECKS AND APPLICATION GUIDELINES

It is the policy of the Texas Facilities Commission ("TFC") that all contractor employees and subcontractors that will complete any work on-site at a state-owned property may be subject to a criminal background check. Any expense associated with such criminal background check shall be borne by the contractor. Contractor employees and subcontracts who work in case-sensitive areas shall be required to submit to a criminal history background check. If requested by TFC, a complete criminal background check shall be completed before any employee performs services at the site. Criminal background checks must be performed by the Texas Department of Public Safety ("DPS") and must be on the form provide by TFC.

I. CRIMINAL HISTORY CRITERIA

Employers should use the following criminal history criteria when hiring employees to perform work for TFC. Any employee failing to meet the minimum standard will be denied. If special circumstances exist, please contact the TFC representative for clarification or further consideration.

A conviction or deferred adjudication for one of the following offenses will result in the **permanent disqualification** of a person from eligibility to provide contractual services with Texas Facilities Commission:

(i) any act causing death as defined in Texas Penal Code; and

(ii) any felony or misdemeanor involving arson, burglary, breach of computer security, credit card abuse, counterfeiting, forgery, kidnapping, robbery, stalking, terroristic threat, theft, and any sexual offense designated as a felony in Texas Penal Code.

Additionally, anyone who has a current duty to register as a sex offender, is under indictment or is a fugitive from justice is disqualified.

Texas Facilities Commission---Criminal Background Checks and Application Guidelines

For individuals who have a conviction or deferred adjudication for felonies not enumerated above, 10 years must have passed from the time of disposition or discharge of probation in order for that person to be eligible to provide contractual services with the TFC.

For individuals who have a misdemeanor conviction or deferred adjudication for misdemeanors not enumerated above, 5 years must have passed from the time of disposition or discharge of probation in order for that person to be eligible to provide contractual services with the TFC.

II. CRIMINAL BACKGROUND PROCESS

DPS has entered into an exclusive contract with IdentoGO Centers, formerly L-1 Enrollment Services, operated by MorphoTrust USA. IdentoGO by MorphoTrust is the exclusive live scan fingerprinting provider for DPS. All TFC contractors that are subject to TFC criminal background check requirements must create an account with IdentoGO in accordance with the IdentoGO Account Application and requirements attached hereto as "Attachment A". Thereafter, all contractor employees and subcontractors must follow the registration procedures attached hereto as "Attachment A" including using the ***Texas Facilities Commission Service Code 11G6ZN.*** All necessary instructions and information to schedule a fingerprint appointment is included in Attachment A. In addition, the only service code accepted by DPS for a TFC criminal background check is the service code provided in Attachment A, hereto, therefore, if an individual does not use the service code in Attachment A, he or she may be required to repeat the process at the expense of contractor. Contractors can began the process by simply clicking on this link:
https://uenroll.identogo.com/servicecode/11G6ZN

Additionally, forms and instructions can be found on the IdentoGO website at http://www.identogo.com by clicking on the State of Texas. Links on that page include one for online scheduling and a list for the state-wide fingerprinting locations. The waiver form for the criminal background check is attached hereto as "Attachment B". In the event Contractor needs to set up a new account, please refer to the attached link for instructions: http://www.l1enrollment.com/state/forms/tx/566718664f05a.pdf.

III. CRIMINAL HISTORY ERROR RESOLUTION

The Error Resolution Unit ("ER") is responsible for updating and evaluating possible errors in criminal history records. Potential errors are reported to ER by law enforcement, judicial agencies, as well as private citizens.

If an applicant would like to make a request that a criminal history record be updated or corrected, the applicant will need to supply certified documents to the ER. Required forms and additional information submit a correction request to the ER can be found at:

http://txdps.state.tx.us/administration/crime_records/pages/errorresolution.htm.

IV. TFC CONTACTS

For any questions involving the TFC criminal background check process, please contact the following:

Texas Facilities Commission---Criminal Background Checks and Application Guidelines

Tommy Oates, Deputy Executive Director
Office: 512-463-3057
Cell: 512-463-3376
Email: tommy.oates@tfc.state.tx.us

Shawn Finley, Manager
Office: 512-463-1668
Cell: 512-848-3111
Email: shawn.finley@tfc.state.tx.us

Sharee Johns, Team Lead
Office: 512-463-6157
Cell: 512-961-2928
Email: sharee.john@tfc.state.tx.us

Texas Facilities Commission---Criminal Background Checks and Application Guidelines

ATTACHMENT A

Facilities Commission (ORI Facilities Commission/Service Code 11G6ZN)

The general process for electronic fingerprinting is:

1. Schedule an appointment to be electronically fingerprinted by MorphoTrust USA at one of their IdentoGo enrollment centers.
    - Internet based scheduling is the quickest and most convenient way to obtain a fingerprint appointment.
        a. **You may begin the process now by simply clicking on this link: https://uenroll.identogo.com/servicecode/11G6ZN**
        b. Provide all required pre-enrollment data and select a convenient date and time for your appointment
    - If you prefer to schedule over the telephone, you must:
        a. Have your Service Code ready (**11G6ZN**), then call **888.467.2080**;
        b. MorhphoTrust will prompt you for the Service Code (**11G6ZN**);
        c. Provide all required pre-enrollment data and select a convenient date and time for your appointment
2. Arrive at your scheduled appointment with your photo identification and fee
    - If you plan on bringing a form of identification other than a valid (unexpired) TX Driver License, please refer to the Department of Public Safety's acceptable document types here: http://www.l1enrollment.com/state/forms/tx/55fc619a7f7aa.doc
    - MorphoTrust accepts Visa/MasterCard/Discover/American Express, business checks, money orders and coupon codes (employer accounts) at the time of service.
    - Please note that personal checks and cash are **not accepted.**
3. Your fingerprints will be submitted electronically to DPS and the FBI. You will not receive a printed fingerprint card.
4. At the conclusion of your appointment, the MorphoTrust enrollment agent will provide you with an IdentoGo receipt stating that you were fingerprinted.
    - Do not throw away the receipt;
    - You may check status on your submission by clicking on this link: **https://uenroll.identogo.com/servicecode/11G6ZN** and then;
    - Click "**Check Status**"

Fingerprints provided for this application shall be used to check criminal history records of the Texas Department of Public Safety and the Federal Bureau of Investigation, in accordance with applicable statutes.

Texas Facilities Commission---Criminal Background Checks and Application Guidelines

ATTACHMENT B

IdentoGO
By MorphoTrust USA

Texas Fingerprint Service Code Form

Facilities Commission

Service Name: Facilities Commission

To schedule your ten-minute fingerprint appointment, simply visit **https://uenroll.identogo.com** and enter the following Service Code

11G6ZN

Service Code is unique to your hiring/licensing agency. Do not use this code for another purpose.

Background Check Waiver

I certify that all information I provided in relation to this criminal history record check is true and accurate. I authorize the Texas Department of Public Safety (DPS) to access Texas and Federal criminal history record information that pertains to me and disseminate that information to the designated Authorized Agency or Qualified Entity with which I am or am seeking to be employed or to serve as a volunteer, through the DPS Fingerprint-based Applicant Clearinghouse of Texas and as authorized by Texas Government Code Chapter 411 and any other applicable state or federal statute or policy.

I authorize the Texas Department of Public Safety to submit my fingerprints and other application information to the FBI for the purpose of comparing the submitted information to available records in order to identify other information that may be pertinent to the application. I authorize the FBI to disclose potentially pertinent information to the DPS during the processing of this application and for as long hereafter as may be relevant to the activity for which this application is being submitted. I understand that the FBI may also retain my fingerprints and other applicant information in the FBI's permanent collection of fingerprints and related information, where all such data will be subject to comparisons against other submissions received by the FBI and to further disseminations by the FBI as may be authorized under the Privacy Act of 1974 (5 USC 552a). I understand my fingerprints will be searched by and against civil, criminal and latent fingerprints in the Next Generation Identification (NGI) system. I understand I am entitled to obtain a copy of any criminal history record check and challenge the accuracy and completeness of the information before a final determination is made by the Qualified Entity. I also understand the Qualified Entity may deny me access to children, the elderly, or individuals with disabilities until the criminal history record check is completed. If a need arises to challenge the FBI record response, you may contact the agency that submitted the information to the FBI, or you may send a written challenge request to the FBI's Criminal Justice Information Services (CJIS) Division at FBI CJIS Division, Attention: Correspondence Group, 1000 Custer Hollow Road, Clarksburg, WV 26306.

Don't have access to the Internet? You can still schedule an appointment by calling 888.467.2080

EXHIBIT F

TFC CONTRACT NO. 18-034-000

HUB SUBCONTRACTING PLAN FORM

Rev 2/17

HUB Subcontracting Plan (HSP)

QUICK CHECKLIST

While this HSP Quick Checklist is being provided to merely assist you in readily identifying the sections of the HSP form that you will need to complete, it is very important that you adhere to the instructions in the HSP form and instructions provided by the contracting agency.

➤ **If you will be awarding all of the subcontracting work you have to offer under the contract to only Texas certified HUB vendors, complete:**

- ☐ Section 1 - Respondent and Requisition Information
- ☐ Section 2 a. - Yes, I will be subcontracting portions of the contract.
- ☐ Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors.
- ☐ Section 2 c. - Yes
- ☐ Section 4 - Affirmation
- ☐ GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a *continuous contract** in place for more than five (5) years *meets or exceeds* the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:**

- ☐ Section 1 - Respondent and Requisition Information
- ☐ Section 2 a. - Yes, I will be subcontracting portions of the contract.
- ☐ Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
- ☐ Section 2 c. - No
- ☐ Section 2 d. - Yes
- ☐ Section 4 - Affirmation
- ☐ GFE Method A (Attachment A) - Complete an Attachment A for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will be subcontracting any portion of the contract to Texas certified HUB vendors and Non-HUB vendors or only to Non-HUB vendors, and the aggregate percentage of all the subcontracting work you will be awarding to the Texas certified HUB vendors with which you do not have a *continuous contract** in place for more than five (5) years *does not meet or exceed* the HUB Goal the contracting agency identified in the "Agency Special Instructions/Additional Requirements", complete:**

- ☐ Section 1 - Respondent and Requisition Information
- ☐ Section 2 a. - Yes, I will be subcontracting portions of the contract.
- ☐ Section 2 b. - List all the portions of work you will subcontract, and indicate the percentage of the contract you expect to award to Texas certified HUB vendors and Non-HUB vendors.
- ☐ Section 2 c. - No
- ☐ Section 2 d. - No
- ☐ Section 4 - Affirmation
- ☐ GFE Method B (Attachment B) - Complete an Attachment B for each of the subcontracting opportunities you listed in Section 2 b.

➤ **If you will not be subcontracting any portion of the contract and will be fulfilling the entire contract with your own resources (i.e., employees, supplies, materials and/or equipment), complete:**

- ☐ Section 1 - Respondent and Requisition Information
- ☐ Section 2 a. - No, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources.
- ☐ Section 3 - Self Performing Justification
- ☐ Section 4 - Affirmation

***Continuous Contract**: Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service, to include under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.*

Rev. 2/17

HUB Subcontracting Plan (HSP)

In accordance with Texas Gov't Code §2161.252, the contracting agency has determined that subcontracting opportunities are probable under this contract. Therefore, all respondents, including State of Texas certified Historically Underutilized Businesses (HUBs) must complete and submit this State of Texas HUB Subcontracting Plan (HSP) with their response to the bid requisition (solicitation).

NOTE: Responses that do not include a completed HSP shall be rejected pursuant to Texas Gov't Code §2161.252(b).

The HUB Program promotes equal business opportunities for economically disadvantaged persons to contract with the State of Texas in accordance with the goals specified in the 2009 State of Texas Disparity Study. The statewide HUB goals defined in 34 Texas Administrative Code (TAC) §20.284 are:

- ***11.2 percent for heavy construction other than building contracts,***
- ***21.1 percent for all building construction, including general contractors and operative builders' contracts,***
- ***32.9 percent for all special trade construction contracts,***
- ***23.7 percent for professional services contracts,***
- ***26.0 percent for all other services contracts, and***
- ***21.1 percent for commodities contracts.***

- - Agency Special Instructions/Additional Requirements - -

*In accordance with 34 TAC §20.285(d)(1)(D)(iii), a respondent (prime contractor) may demonstrate good faith effort to utilize Texas certified HUBs for its subcontracting opportunities if the total value of the respondent's subcontracts with Texas certified HUBs meets or exceeds the statewide HUB goal or the agency specific HUB goal, whichever is higher. When a respondent uses this method to demonstrate good faith effort, the respondent must identify the HUBs with which it will subcontract. If using existing contracts with Texas certified HUBs to satisfy this requirement, only the aggregate percentage of the contracts expected to be subcontracted to HUBs with which the respondent **does not** have a **continuous contract*** in place for **more than five (5) years** shall qualify for meeting the HUB goal. This limitation is designed to encourage vendor rotation as recommended by the 2009 Texas Disparity Study.*

SECTION 1: RESPONDENT AND REQUISITION INFORMATION

a. Respondent (Company) Name: _____ State of Texas VID #: _____

Point of Contact: _____ Phone #: _____

E-mail Address: _____ Fax #: _____

b. Is your company a State of Texas certified HUB? ☐ - **Yes** ☐ - **No**

c. Requisition #: _____ Bid Open Date: _____ (mm/dd/yyyy)

Enter your company's name here: _____ Requisition #: _____

SECTION 2: RESPONDENT's SUBCONTRACTING INTENTIONS

After dividing the contract work into reasonable lots or portions to the extent consistent with prudent industry practices, and taking into consideration the scope of work to be performed under the proposed contract, including all potential subcontracting opportunities, the respondent must determine what portions of work, **including contracted staffing, goods and services will be subcontracted**. Note: In accordance with 34 TAC §20.282, a "Subcontractor" means a person who contracts with a prime contractor to work, to supply commodities, or to contribute toward completing work for a governmental entity.

a. Check the appropriate box (Yes or No) that identifies your subcontracting intentions:

☐ - *Yes*, I will be subcontracting portions of the contract. (If *Yes*, complete Item b of this SECTION and continue to Item c of this SECTION.)

☐ - *No*, I will not be subcontracting any portion of the contract, and I will be fulfilling the entire contract with my own resources, including employees, goods and services. (If *No*, continue to SECTION 3 and SECTION 4.)

b. List all the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB (i.e., Non-HUB).

Item #	Subcontracting Opportunity Description	HUBs		Non-HUBs
		Percentage of the contract expected to be subcontracted to HUBs with which you do not have a continuous contract* in place for more than five (5) years.	Percentage of the contract expected to be subcontracted to HUBs with which you have a continuous contract* in place for more than five (5) years.	Percentage of the contract expected to be subcontracted to non-HUBs.
1		%	%	%
2		%	%	%
3		%	%	%
4		%	%	%
5		%	%	%
6		%	%	%
7		%	%	%
8		%	%	%
9		%	%	%
10		%	%	%
11		%	%	%
12		%	%	%
13		%	%	%
14		%	%	%
15		%	%	%
	Aggregate percentages of the contract expected to be subcontracted:	**%**	**%**	**%**

(Note: If you have more than fifteen subcontracting opportunities, a continuation sheet is available online at https://www.comptroller.texas.gov/purchasing/vendor/hub/forms.php)

c. Check the appropriate box (Yes or No) that indicates whether you will be using **only** Texas certified HUBs to perform **all** of the subcontracting opportunities you listed in SECTION 2, Item b.

☐ - *Yes* (If *Yes*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)

☐ - *No* (If *No*, continue to Item d, of this SECTION.)

d. Check the appropriate box (Yes or No) that indicates whether the aggregate expected percentage of the contract you will subcontract **with Texas certified HUBs** with which you **do not** have a **continuous contract*** in place with for **more than five (5) years**, **meets or exceeds** the HUB goal the contracting agency identified on page 1 in the **"Agency Special Instructions/Additional Requirements."**

☐ - *Yes* (If *Yes*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method A (Attachment A)" for **each** of the subcontracting opportunities you listed.)

☐ - *No* (If *No*, continue to SECTION 4 and complete an "HSP Good Faith Effort - Method B (Attachment B)" for **each** of the subcontracting opportunities you listed.)

***Continuous Contract:** Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.*

Enter your company's name here: _____ Requisition #: _____

SECTION 2: RESPONDENT's SUBCONTRACTING INTENTIONS (CONTINUATION SHEET)

This page can be used as a continuation sheet to the HSP Form's page 2, Section 2, Item b. Continue listing the portions of work (subcontracting opportunities) you will subcontract. Also, based on the total value of the contract, identify the percentages of the contract you expect to award to Texas certified HUBs, and the percentage of the contract you expect to award to vendors that are not a Texas certified HUB (i.e., Non-HUB).

Item #	Subcontracting Opportunity Description	HUBs		Non-HUBs
		Percentage of the contract expected to be subcontracted to HUBs with which you do not have a continuous contract* in place for more than five (5) years.	Percentage of the contract expected to be subcontracted to HUBs with which you have a continuous contract* in place for more than five (5) years.	Percentage of the contract expected to be subcontracted to non-HUBs.
16		%	%	%
17		%	%	%
18		%	%	%
19		%	%	%
20		%	%	%
21		%	%	%
22		%	%	%
23		%	%	%
24		%	%	%
25		%	%	%
26		%	%	%
27		%	%	%
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31		%	%	%
32		%	%	%
33		%	%	%
34		%	%	%
35		%	%	%
36		%	%	%
37		%	%	%
38		%	%	%
39		%	%	%
40		%	%	%
41		%	%	%
42		%	%	%
43		%	%	%
	Aggregate percentages of the contract expected to be subcontracted:	%	%	%

***Continuous Contract**: Any existing written agreement (including any renewals that are exercised) between a prime contractor and a HUB vendor, where the HUB vendor provides the prime contractor with goods or service under the same contract for a specified period of time. The frequency the HUB vendor is utilized or paid during the term of the contract is not relevant to whether the contract is considered continuous. Two or more contracts that run concurrently or overlap one another for different periods of time are considered by CPA to be individual contracts rather than renewals or extensions to the original contract. In such situations the prime contractor and HUB vendor are entering (have entered) into "new" contracts.*

Enter your company's name here: _____ Requisition #: _____

SECTION 3: SELF PERFORMING JUSTIFICATION **(If you responded "No" to SECTION 2, Item a, you must complete this SECTION and continue to SECTION 4.)** If you responded "No" to SECTION 2, Item a, in the space provided below **explain how** your company will perform the entire contract with its own employees, supplies, materials and/or equipment.

SECTION 4: AFFIRMATION

As evidenced by my signature below, I affirm that I am an authorized representative of the respondent listed in SECTION 1, and that the information and supporting documentation submitted with the HSP is true and correct. Respondent understands and agrees that, if awarded any portion of the requisition:

- The respondent will provide notice as soon as practical to all the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor for the awarded contract. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity they (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract no later than ten (10) working days after the contract is awarded.
- The respondent must submit monthly compliance reports (Prime Contractor Progress Assessment Report – PAR) to the contracting agency, verifying its compliance with the HSP, including the use of and expenditures made to its subcontractors (HUBs and Non-HUBs). (The PAR is available at https://www.comptroller.texas.gov/purchasing/docs/hub-forms/ProgressAssessmentReportForm.xls).
- The respondent must seek approval from the contracting agency prior to making any modifications to its HSP, including the hiring of additional or different subcontractors and the termination of a subcontractor the respondent identified in its HSP. If the HSP is modified without the contracting agency's prior approval, respondent may be subject to any and all enforcement remedies available under the contract or otherwise available by law, up to and including debarment from all state contracting.
- The respondent must, upon request, allow the contracting agency to perform on-site reviews of the company's headquarters and/or work-site where services are being performed and must provide documentation regarding staffing and other resources.

Signature	Printed Name	Title	Date (mm/dd/yyyy)

Reminder:

- If you responded **"Yes"** to **SECTION 2, Items c or d**, you must complete an "HSP Good Faith Effort - Method A (Attachment A)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.
- If you responded **"No" SECTION 2, Items c and d**, you must complete an "HSP Good Faith Effort - Method B (Attachment B)" for each of the subcontracting opportunities you listed in SECTION 2, Item b.

HSP Good Faith Effort - Method A (Attachment A)

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Enter your company's name here: ______________________ Requisition #: ____________

IMPORTANT: If you responded "***Yes***" to **SECTION 2, Items c or d** of the completed HSP form, you must submit a completed "HSP Good Faith Effort - Method A (Attachment A)" for <u>each</u> of the subcontracting opportunities you listed in **SECTION 2, Item b** of the completed HSP form. You may photo-copy this page or download the form at https://www.comptroller.texas.gov/purchasing/docs/hub-forms/hub-sbcont-plan-gfe-achm-a.pdf

SECTION A-1: SUBCONTRACTING OPPORTUNITY

Enter the item number and description of the subcontracting opportunity you listed in SECTION 2, Item b, of the completed HSP form for which you are completing the attachment.

Item Number: _____ **Description:** ______________________

SECTION A-2: SUBCONTRACTOR SELECTION

List the subcontractor(s) you selected to perform the subcontracting opportunity you listed above in SECTION A-1. Also identify whether they are a Texas certified HUB and their Texas Vendor Identification (VID) Number or federal Employer Identification Number (EIN), the approximate dollar value of the work to be subcontracted, and the expected percentage of work to be subcontracted. When searching for Texas certified HUBs and verifying their HUB status, ensure that you use the State of Texas' Centralized Master Bidders List (CMBL) - Historically Underutilized Business (HUB) Directory Search located at http://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. HUB status code "A" signifies that the company is a Texas certified HUB.

Company Name	Texas certified HUB	Texas VID or federal EIN Do not enter Social Security Numbers If you do not know their VID / EIN leave their VID / EIN field blank	Approximate Dollar Amount	Expected Percentage of Contract
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%

REMINDER: As specified in SECTION 4 of the completed HSP form, <u>if you (respondent) are awarded any portion of the requisition</u>, you are required to provide notice as soon as practical to <u>all</u> the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity they (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract <u>no later than ten (10) working days</u> after the contract is awarded.

HSP Good Faith Effort - Method B (Attachment B)

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Enter your company's name here: _____ Requisition #: _____

IMPORTANT: If you responded "*No*" to **SECTION 2, Items c** and **d** of the completed HSP form, you must submit a completed "HSP Good Faith Effort - Method B (Attachment B)" for **each** of the subcontracting opportunities you listed in **SECTION 2, Item b** of the completed HSP form. You may photo-copy this page or download the form at https://www.comptroller.texas.gov/purchasing/docs/hub-forms/hub-sbcont-plan-gfe-achm-b.pdf.

SECTION B-1: SUBCONTRACTING OPPORTUNITY

Enter the item number and description of the subcontracting opportunity you listed in SECTION 2, Item b, of the completed HSP form for which you are completing the attachment.

Item Number: _____ Description: _____

SECTION B-2: MENTOR PROTÉGÉ PROGRAM

If respondent is participating as a Mentor in a State of Texas Mentor Protégé Program, submitting its Protégé (Protégé must be a State of Texas certified HUB) as a subcontractor to perform the subcontracting opportunity listed in **SECTION B-1**, constitutes a good faith effort to subcontract with a Texas certified HUB towards that specific portion of work.

Check the appropriate box (Yes or No) that indicates whether you will be subcontracting the portion of work you listed in SECTION B-1 to your Protégé.

☐ - Yes (If *Yes*, continue to SECTION B-4.)

☐ - No / Not Applicable (If *No* or *Not Applicable*, continue to SECTION B-3 and SECTION B-4.)

SECTION B-3: NOTIFICATION OF SUBCONTRACTING OPPORTUNITY

When completing this section you MUST comply with items a, b, c and d, thereby demonstrating your Good Faith Effort of having notified Texas certified HUBs and trade organizations or development centers about the subcontracting opportunity you listed in SECTION B-1. Your notice should include the scope of work, information regarding the location to review plans and specifications, bonding and insurance requirements, required qualifications, and identify a contact person. When sending notice of your subcontracting opportunity, you are encouraged to use the attached HUB Subcontracting Opportunity Notice form, which is also available online at https://www.comptroller.texas.gov/purchasing/docs/hub-forms/HUBSubcontractingOpportunityNotificationForm.pdf.

Retain supporting documentation (i.e., certified letter, fax, e-mail) demonstrating evidence of your good faith effort to notify the Texas certified HUBs and trade organizations or development centers. Also, be mindful that a working day is considered a normal business day of a state agency, not including weekends, federal or state holidays, or days the agency is declared closed by its executive officer. The initial day the subcontracting opportunity notice is sent/provided to the HUBs and to the trade organizations or development centers is considered to be "day zero" and does not count as one of the seven (7) working days.

a. Provide written notification of the subcontracting opportunity you listed in SECTION B-1, to three (3) or more Texas certified HUBs. Unless the contracting agency specified a different time period, you must allow the HUBs at least seven (7) working days to respond to the notice prior to you submitting your bid response to the contracting agency. When searching for Texas certified HUBs and verifying their HUB status, ensure that you use the State of Texas' Centralized Master Bidders List (CMBL) - Historically Underutilized Business (HUB) Directory Search located at http://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. HUB status code "A" signifies that the company is a Texas certified HUB.

b. List the **three (3) Texas certified HUBs** you notified regarding the subcontracting opportunity you listed in SECTION B-1. Include the company's Texas Vendor Identification (VID) Number, the date you sent notice to that company, and indicate whether it was responsive or non-responsive to your subcontracting opportunity notice.

Company Name	Texas VID (Do not enter Social Security Numbers)	Date Notice Sent (mm/dd/yyyy)	Did the HUB Respond?
			☐ - Yes ☐ - No
			☐ - Yes ☐ - No
			☐ - Yes ☐ - No

c. Provide written notification of the subcontracting opportunity you listed in SECTION B-1 to two (2) or more trade organizations or development centers in Texas to assist in identifying potential HUBs by disseminating the subcontracting opportunity to their members/participants. Unless the contracting agency specified a different time period, you must provide your subcontracting opportunity notice to trade organizations or development centers at least seven (7) working days prior to submitting your bid response to the contracting agency. A list of trade organizations and development centers that have expressed an interest in receiving notices of subcontracting opportunities is available on the Statewide HUB Program's webpage at https://www.comptroller.texas.gov/purchasing/vendor/hub/resources.php.

d. List **two (2) trade organizations or development centers** you notified regarding the subcontracting opportunity you listed in SECTION B-1. Include the date when you sent notice to it and indicate if it accepted or rejected your notice.

Trade Organizations or Development Centers	Date Notice Sent (mm/dd/yyyy)	Was the Notice Accepted?
		☐ - Yes ☐ - No
		☐ - Yes ☐ - No

HSP Good Faith Effort - Method B (Attachment B) Cont.

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Enter your company's name here: _____ Requisition #: _____

SECTION B-4: SUBCONTRACTOR SELECTION

Enter the item number and description of the subcontracting opportunity you listed in **SECTION 2, Item b,** of the completed HSP form for which you are completing the attachment.

a. Enter the item number and description of the subcontracting opportunity for which you are completing this Attachment B continuation page.

Item Number:_____ Description:_____

b. List the subcontractor(s) you selected to perform the subcontracting opportunity you listed in **SECTION B-1**. Also identify whether they are a Texas certified HUB and their Texas Vendor Identification (VID) Number or federal Employer Identification Number (EIN), the approximate dollar value of the work to be subcontracted, and the expected percentage of work to be subcontracted. When searching for Texas certified HUBs and verifying their HUB status, ensure that you use the State of Texas' Centralized Master Bidders List (CMBL) - Historically Underutilized Business (HUB) Directory Search located at http://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. HUB status code "A" signifies that the company is a Texas certified HUB.

Company Name	Texas certified HUB	Texas VID or federal EIN Do not enter Social Security Numbers If you do not know their VID / EIN leave their VID / EIN field blank	Approximate Dollar Amount	Expected Percentage of Contract
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%
	☐ - Yes ☐ - No		$	%

c. If any of the subcontractors you have selected to perform the subcontracting opportunity you listed in **SECTION B-1** is <u>not</u> a Texas certified HUB, provide <u>written</u> justification for your selection process (attach additional page if necessary):

REMINDER: As specified in SECTION 4 of the completed HSP form, <u>if you (respondent) are awarded any portion of the requisition</u>, you are required to provide notice as soon as practical to **<u>all</u>** the subcontractors (HUBs and Non-HUBs) of their selection as a subcontractor. The notice must specify at a minimum the contracting agency's name and its point of contact for the contract, the contract award number, the subcontracting opportunity it (the subcontractor) will perform, the approximate dollar value of the subcontracting opportunity and the expected percentage of the total contract that the subcontracting opportunity represents. A copy of the notice required by this section must also be provided to the contracting agency's point of contact for the contract <u>no later than ten (10) working days</u> after the contract is awarded.

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HUB Subcontracting Opportunity Notification Form

In accordance with Texas Gov't Code, Chapter 2161, each state agency that considers entering into a contract with an expected value of $100,000 or more shall, before the agency solicits bids, proposals, offers, or other applicable expressions of interest, determine whether subcontracting opportunities are probable under the contract. The state agency I have identified below in **Section B** has determined that subcontracting opportunities are probable under the requisition to which my company will be responding.

34 Texas Administrative Code, §20.285 requires all respondents (prime contractors) bidding on the contract to provide notice of each of their subcontracting opportunities to at least three (3) Texas certified HUBs (who work within the respective industry applicable to the subcontracting opportunity), and allow the HUBs at least seven (7) working days to respond to the notice prior to the respondent submitting its bid response to the contracting agency. In addition, at least seven (7) working days prior to submitting its bid response to the contracting agency, the respondent must provide notice of each of its subcontracting opportunities to two (2) or more trade organizations or development centers (in Texas) that serves members of groups (i.e., Asian Pacific American, Black American, Hispanic American, Native American, Woman, Service Disabled Veteran) identified in Texas Administrative Code §20.282(19)(C).

We respectfully request that vendors interested in bidding on the subcontracting opportunity scope of work identified in **Section C, Item 2**, reply no later than the date and time identified in **Section C, Item 1**. Submit your response to the point-of-contact referenced in **Section A**.

SECTION A: PRIME CONTRACTOR'S INFORMATION

Company Name: _____ **State of Texas VID #:** _____

Point-of-Contact: _____ **Phone #:** _____

E-mail Address: _____ **Fax #:** _____

SECTION B: CONTRACTING STATE AGENCY AND REQUISITION INFORMATION

Agency Name: _____

Point-of-Contact: _____ **Phone #:** _____

Requisition #: _____ **Bid Open Date:** _____ (mm/dd/yyyy)

SECTION C: SUBCONTRACTING OPPORTUNITY RESPONSE DUE DATE, DESCRIPTION, REQUIREMENTS AND RELATED INFORMATION

1. Potential Subcontractor's Bid Response Due Date:

If you would like for our company to consider your company's bid for the subcontracting opportunity identified below in Item 2,

we must receive your bid response no later than _____ (Central Time) **on** _____ (Date (mm/dd/yyyy)).

In accordance with 34 TAC §20.285, each notice of subcontracting opportunity shall be provided to at least three (3) Texas certified HUBs, and allow the HUBs at least seven (7) working days to respond to the notice prior to submitting our bid response to the contracting agency. In addition, at least seven (7) working days prior to us submitting our bid response to the contracting agency, we must provide notice of each of our subcontracting opportunities to two (2) or more trade organizations or development centers (in Texas) that serves members of groups (i.e., Asian Pacific American, Black American, Hispanic American, Native American, Woman, Service Disabled Veteran) identified in Texas Administrative Code, §20.282(19)(C).

(A working day is considered a normal business day of a state agency, not including weekends, federal or state holidays, or days the agency is declared closed by its executive officer. The initial day the subcontracting opportunity notice is sent/provided to the HUBs and to the trade organizations or development centers is considered to be "day zero" and does not count as one of the seven (7) working days.)

2. Subcontracting Opportunity Scope of Work:

3. Required Qualifications: ☐ - Not Applicable

4. Bonding/Insurance Requirements: ☐ - Not Applicable

5. Location to review plans/specifications: ☐ - Not Applicable

EXHIBIT F-1

TFC CONTRACT NO. 18-034-000

HSP PROGRESS ASSESSMENT REPORT FORM

HUB Subcontracting Plan (HSP)

Prime Contractor Progress Assessment Report

Rev. 10/16

This form must be completed and submitted to the contracting agency each month to document compliance with your HSP.

Contract/Requisition Number: ____________ **Date of Award:** ____________ **Object Code:** ____________

Contracting Agency/University Name: ____________

Contractor (Company) Name: ____________ **State of Texas VID #:** ____________

Point of Contact: ____________ **Phone #:** ____________

Reporting (Month) Period: ____________ **Total Amount Paid this Reporting Period to Contractor:** $ -

Report HUB and Non-HUB subcontractor information

When verifying subcontractors' HUB status, ensure that you use the State of Texas' Centralized Master Bidders List (CMBL) - Historically Underutilized (HUB) Directory Search located at: http://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. HUB status code "A" signifies that the company is a Texas certified HUB.

Subcontractor's Name	Texas certified HUB (Yes or No)	Texas VID or federal EIN Do not enter Social Security Numbers. If you do not know their VID / EIN, leave their VID / EIN field blank.	Total Contract $ Amount from HSP with Subcontractor	Total $ Amount Paid this Reporting Period to Subcontractor	Total Contract $ Amount Paid to Date to Subcontractor	Object Code (Agency Use Only)
			$ -	$ -	$ -	
			$ -	$ -	$ -	
			$ -	$ -	$ -	
			$ -	$ -	$ -	
			$ -	$ -	$ -	
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		TOTALS:	$ -	$ -	$ -	

Signature: ____________ **Title:** ____________ **Date:** ____________