

TFC Contract No. 20-081-000
Stanley Consultants, Inc.
RFQ No. 303-0-00847
Project No. 20-009-5758



**PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES
CONTRACT
FOR
DEFERRED MAINTENANCE PROJECTS FOR PROJECTS
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND
PROMONTORY POINT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
STANLEY CONSULTANTS, INC.
PROJECT NO. 20-009-5758
TFC CONTRACT NO. 20-081-00**

PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES
AGREEMENT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
STANLEY CONSULTANTS, INC.

The Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701, as Owner (as defined in *2015 Uniform General Conditions*, Section 1.28) and Stanley Consultants, Inc. (hereinafter referred to as "A/E"), located at 6836 Austin Center Boulevard, Suite 350, Austin, Texas 78731, enter into the following agreement for professional architectural and engineering services (hereinafter referred to as the "Agreement") pursuant to the Professional Services Procurement Act, Tex. Gov't Code Ann. Ch. 2254, Subchapter. A, to be effective as of the Effective Date (as defined below). The project for which A/E agrees to provide Professional Services is generally described as deferred maintenance projects for Texas Commission on Environmental Quality (TCEQ) Buildings and Promontory Point (hereinafter collectively referred to as the "Project"). Nothing in this Agreement shall be interpreted or construed to make A/E a third-party beneficiary hereunder.

I. DEFINITIONS

1.1. **Definitions.** Unless specifically provided otherwise herein, all words and phrases in this Agreement in initial caps shall have the meanings set out in the *2015 Uniform General Conditions* and this Section 1.1. In the event of any conflict between the definitions in the *2015 Uniform General Conditions* and in the *2018 Supplementary General Conditions to the 2015 Uniform General Conditions*, in the *TFC 2018 Architectural/Engineering Guidelines Edit Date March 19, 2018* (as defined below), or in any other document referenced herein and incorporated for all purposes, and the definitions in this Agreement, the definitions used in this Agreement shall control to the extent of the conflict. The *2015 Uniform General Conditions* (hereinafter referred to as "UGC") are located at this TFC Construction Contracts website link, at 5C: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>, and are incorporated herein for all purposes as Exhibit A. The *2018 Supplementary General Conditions to the 2015 Uniform General Conditions* (hereinafter referred to as the "2018 Supplementary General Conditions") in PDF, located at this TFC website link: [http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-2018%20\(003\).pdf](http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-2018%20(003).pdf), and incorporated herein for all purposes as Exhibit B.

1.1.1. *Additional Services* means those services not included in Article II of this Agreement which may be requested by TFC at any time for the duration of this Agreement, as discussed in Section 4.5 below.

1.1.2. *A/E Guidelines* means the *TFC 2018 Architectural/Engineering Guidelines*

Edit Date March 19, 2018, (also referred to as “A/E Guidelines”). The A/E Guidelines are located at this TFC A/E Forms link and numbered 18:

<http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>, and incorporated herein for all purposes as Exhibit C.

1.1.3. *A/E Project Manager* means the individual designated by A/E, and who must be approved by TFC, as the contact person with specific authority to properly supervise and direct the duties and responsibilities of A/E, on behalf of A/E, pursuant to the terms and conditions of this Agreement, and who shall have decision-making authority to bind A/E with respect to the Professional Services for the Project.

1.1.4. *Budget* means the construction budget for the Project which is forecast to be Nine Million Seven Hundred Fifty Thousand and No/100 Dollars (\$9,750,000.00) and which may be amended from time to time by TFC as further assessments, design and construction manager cost estimates are provided.

1.1.5. *Buildings* means: (i) TCEQ Buildings located at Park 35, 12100 Park 35 Circle, Austin, Texas, and Promontory Point Building located at 4044 Promontory Point, Austin, Texas, all of which are subject to this Agreement.

1.1.6. *CAD* means AutoCAD DWG format unless specifically provided otherwise herein.

1.1.7. *Certificate of Substantial Completion* means the certificate signed by the Contractor, A/E, and TFC establishing the date of Substantial Completion for the applicable part of the Work, and identifying responsibilities for security and maintenance as set out in UGC, Paragraph 12.1.1.2.

1.1.8. *Close-out and Record Documents Deadline* means the date that is a fixed number of days after the date of delivery of all Close-out Documents to A/E.

1.1.9. *Close-out Documents* has the same meaning as defined in UGC, Section 1.10 and includes the Contractor’s marked-up “as-builts.”

1.1.10. *Communication Protocol* means the communication and tracking procedures to be utilized for interaction and reporting between TFC, Contractors, Subcontractors, and A/E, including but not limited to, the use of any EPMCS utilized by TFC for the Project.

1.1.11. *Consideration* means the funds and any and all other forms of valid, legal consideration as discussed in Article IV of this Agreement.

1.1.12. *Construction Costs* means all hard and soft costs for labor, materials, fees, and other similar costs and expenses required to complete the Project and prepared in the format promulgated by the Construction Specifications Institute.

1.1.13. *Construction Documents* has the same meaning as defined in UGC, Section 1.17 that in TFC’s sole opinion are in satisfactory quality and detail.

1.1.14. *DD Documents* means the design development documents, i.e., such plans, elevations, and such other drawings, calculations, and outline specifications that, in TFC's sole opinion, are of such quality and detail that enable TFC to fix and illustrate the size and character of the entire Project in its essentials as to kinds of materials and assembly details and type of structure and to coordinate the interface of all architectural and structural elements with all building systems.

1.1.15. *Deliverables* means any and all Drawings, Specifications, photos, designs, studies, sketches, computer programs, reports, and other Professional Services, which are specified to be delivered by A/E pursuant to the terms of this Agreement.

1.1.16. *Design Program* means, collectively, the overall goals and design objectives of the Project, the aesthetic considerations, the functional requirements including: (i) allocations of space with uses and adjacency relationships for all areas/spaces; and (ii) operational objectives and such standards of design that TFC may require for all architectural and engineering disciplines in the design and construction of the Project.

1.1.17. *Effective Date* means the date that the last signature of a party is affixed hereto.

1.1.18. *EPMCS* means electronic project management control system.

1.1.19. *Final Inspection* means the same process and procedure described in UGC, Subsection 12.1.2.

1.1.20. *Final Inspection Deadline* means the date that is thirty (30) days after the Substantial Completion Inspection, and by which date A/E must conduct a Final Inspection.

1.1.21. *Governmental Authorities* means all federal, state, and local governmental entities having jurisdiction over the Project, and the A/E.

1.1.22. *HUB Compliance Reporting System* means the Texas Facilities Commission Historically Underutilized Business ("HUB") online reporting system located at <https://tfc.gob2g.com>. The HUB Compliance Reporting System is used to maintain business records documenting compliance with the HUB Subcontracting Plan ("HSP") by submission of monthly Progress Assessment Reports ("PARs"). See Section 11.3, below.

1.1.23. *Initial Conceptual Drawings* means initial concept drawings and block diagrams that, in TFC's sole opinion, are of such quality and detail to enable TFC to establish design direction.

1.1.24. *Laws and Regulations* means any and all applicable laws, statutes, rules, regulations, ordinances, codes, and orders of any and all Governmental Authorities, including those governing labor, equal employment opportunity, safety, and environmental protection, including but not limited to, all applicable requirements of Title III of the Americans with Disabilities Act and the Texas Architectural Barriers Act and Texas Accessibility Standards found in Texas Government Code, Chapter 469.

1.1.25. *MEP Systems means mechanical, electrical, and plumbing systems.*

1.1.26. *Notice of Authorization (or "NOA") means the written authorization to proceed to the next phase of development of Construction Documents. Notice of Authorization is to be distinguished from a Notice to Proceed.*

1.1.27. *Notice of Termination means the ten (10) day advance written notice of termination that may be delivered pursuant to the terms of this Agreement.*

1.1.28. *Notice to Proceed (or "NTP") means the written authorization to proceed with commencement of Professional Services that may be delivered to A/E by TFC.*

1.1.29. *Order-of-Magnitude Opinion of Probable Construction Cost means a level one (1) cost estimate to facilitate budgetary and feasibility determinations, based on historical information with adjustments made for specific project conditions, wherein estimates are based on costs per square foot, number of rooms/seats, and the like. Project information required for estimates at this level include a general functional description, schematic layout, geographic location, size expressed as building area, numbers of people, seats, and the like, and intended use.*

1.1.30. *PAR means the progress assessment report in such form as is prescribed by TFC and which has the same meaning as defined in UGC, Section 1.31.*

1.1.31. *Pay Application means the application for payment submitted by A/E as discussed in Article IV below.*

1.1.32. *Periodic Reports means the written reports required to be submitted to TFC by A/E, which reports shall be compiled and submitted in such form as prescribed by TFC.*

1.1.33. *Person means an individual, firm, partnership, corporation, association and any other legally recognized entity.*

1.1.34. *Post-Final Inspection Punchlist means the punchlist of items that A/E will deliver to Contractor that sets out any part of the Work that was not corrected or completed in accordance with the Contract Documents as of the Final Inspection.*

1.1.35. *Post-Final Inspection Punchlist Deadline means the date that is a fixed number of days after the date by which A/E shall deliver any Post-Final Inspection Punchlist to Contractor.*

1.1.36. *Pre-Design Deadline means the date that is a fixed number of days after delivery of a Notice to Proceed, and by which date A/E shall (i) complete all the Pre-Design Tasks, and (ii) prepare and deliver the Pre-Design Task Reports to TFC.*

1.1.37. *Pre-Design Task Report means a comprehensive report(s) that sets forth the results of, and answers to, each of the Pre-Design Tasks discussed in Article II.*

1.1.38. *Pre-Design Tasks means the mobilization and pre-design services to be provided to TFC as discussed in Article II.*

1.1.39. *Pre-Final Inspection Punchlist* means the list of any unresolved punchlist items that A/E will deliver to Contractor when a Certificate of Substantial Completion is delivered by TFC as discussed in UGC, Paragraph 12.1.1.2.

1.1.40. *Pre-Final Inspection Punchlist Deadline* means the date that is a fixed number of days after the completion of the Substantial Completion Inspection, and by which date A/E shall prepare and deliver a proposed Post-Substantial Completion Inspection Punchlist to TFC.

1.1.41. *Professional Services* means (i) professional architectural services; and/or (ii) professional engineering services as defined in Texas Government Code, Chapter 2254, Subchapter A, the scope of both of which is set out in Article II below.

1.1.42. *Professional Services Schedule* (hereinafter sometimes referred to as the "Schedule") means the schedule/timeline set out in Exhibit D, and which schedule/timeline sets out the deadlines in terms of a fixed number of days after a preceding deadline for completion and delivery of discrete portions of the Professional Services, which deadlines shall be calculated from the effective date of a Notice to Proceed. At the discretion of the TFC Project Manager and as mutually agreed upon with A/E, the Professional Services Schedule may be revised and defined with more detail as the project develops. Exhibit D is attached hereto and incorporated herein for all purposes.

1.1.42.1. The Parties acknowledge that upon execution of this Agreement, the Schedule will not reflect the date of issuance of the NTP, nor whether the Project will be completed as a single package or in multiple combinations of packages. At such time that an NTP is issued, TFC shall enter said date into the Schedule, which will result in the Professional Services Schedule for such package being filled-in with specific deadlines.

1.1.42.2. Upon entry of the date of issuance of the NTP, the Professional Services Schedule, as revised, shall become, without further notice or action, the effective Professional Services Schedule, and said revised Schedule shall be considered substituted for the original Professional Services Schedule, and shall be added to the Exhibit D.

1.1.43. *Project* means as stated above and includes each component design/construction package that may be prescribed by TFC.

1.1.44. *Project Analysis* has the same meaning as defined in Texas Government Code, Section 2166.001(5).

1.1.45. *Reimbursable Expenses* means those reasonable and necessary out-of-pocket costs and expenses incurred by A/E for the provision of the Professional Services that are approved by TFC.

1.1.46. *RFI* means a request for information as defined in UGC, Section 1.35.

1.1.47. *RFI Response* means a written clarification, instruction, and/or

interpretation, including, but not necessarily limited to, an architect's supplemental instructions issued in response to an RFI, which response must be consistent with the intent of the Construction Documents.

1.1.48. *RFI Response Deadline* means the date that is seven (7) calendar days after receipt, or uploading, of an RFI, and by which date A/E must deliver an RFI Response to Contractor.

1.1.49. *Schematic Design Drawings* means, at a minimum, a Site development plan, building plans, elevations, sections, and perspective sketches sufficient to convey comprehensive design intent.

1.1.50. *Schematic Design Package* means the combination of (i) Schematic Design Drawings; (ii) an outline summary of the areas within the proposed Project, such summary corresponding to the general categories in the space allocation outlined in the Design Program; (iii) a description of the building and general Site development that shall include an overview of proposed exterior architectural materials and structural systems together with the MEP Systems and services being contemplated; and (iv) an Order-of-Magnitude Opinion of Probable Construction Cost that demonstrates conformity with the Budget, all that in TFC's sole opinion must be in satisfactory quality and detail.

1.1.51. *Scope of Services* means the Professional Services as set out in Article II below.

1.1.52. *Site* means the lands, areas, and/or buildings indicated in the Contract Documents as being furnished by TFC upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by TFC which are designated for the use of the Contractor.

1.1.53. *Standard of Care* means A/E's standard of care defined in Section 6.1.4.

1.1.54. *Subcontract* means any agreements between A/E and a Subcontractor.

1.1.55. *Subcontractor* means any Person that enters into an agreement with A/E to perform any part of the Professional Services.

1.1.56. *Substantial Completion Inspection* means the process and procedure described in UGC, Subsection 12.1.1.

1.1.57. *Substantial Completion Inspection Deadline* means the date that is a fixed number of days after proper written notification is delivered to TFC and A/E by Contractor that Contractor has fully satisfied the requirements set out in UGC, Paragraph 12.1.1.1, and by which date A/E must conduct a Substantial Completion Inspection.

1.1.58. *TDLR* means the Texas Department of Licensing and Regulations.

1.1.59. *TFC Project Manager* means the individual designated by TFC as the owner's designated representative with the direct responsibility to properly supervise the design and construction of the Project, and the services being provided pursuant to this

Agreement on behalf of TFC, including, but not limited to, (i) serving as the point of contact between TFC, the Using Agency (if any), and A/E; and (ii) supervising TFC's review and approval of the Professional Services.

1.1.60. *Using Agency* has the same meaning as defined in Texas Government Code, Section 2166.001(10).

1.1.61. *Utilities* means water, sewer, gas, electric, telecom, cable, and like services.

1.1.62. *Utility Providers* means any and all entities that TFC desires to provide Utilities to the Project.

1.1.63. *Warranty Report* means the comprehensive report of the findings of A/E pursuant to the inspections, and which must include, but not be necessarily limited to, a list of the items needing replacement, correction, or repair.

1.1.64. *Warranty Report Deadline* means the date that is three hundred thirty-five (335) days after the date that a Certificate of Substantial Completion has been issued as to the Work, or a discrete portion thereof, and by which date A/E shall deliver the warranty and guarantee phase services.

1.1.65. *Work* means the administration, procurement, materials, equipment, testing, and all services necessary for A/E, and/or its agents, to fulfill A/E's obligations under this Agreement.

II. SCOPE OF SERVICES

2.1. Scope of Services. A/E agrees to timely deliver the Professional Services described below pursuant to the Professional Services Schedule.

2.1.1. Pre-Design Phase. No later than the Pre-Design Deadline, A/E shall timely deliver the following Pre-Design Tasks to TFC.

2.1.1.1. Consult with staff of TFC, and with any representatives of the Using Agency as may be directed by TFC and become thoroughly familiar with (i) the Project Analysis, or the equivalent thereof, and (ii) the Design Program.

2.1.1.2. Inspect and timely become thoroughly familiar with the Site for the Project.

2.1.1.3. Review and become thoroughly familiar with any and all relevant and existing Project, Site, and facilities studies.

2.1.1.4. Review and become thoroughly familiar with the Budget proposed by TFC and advise TFC if, in the opinion of A/E, the Budget is adequate in terms of categories and values so as to allow for the design and timely construction of the Project as contemplated. If, in the opinion of A/E, the Budget is adequate, A/E shall confirm in writing its ability to prepare the DD Documents that will comply with the Design Program parameters and the Budget. If,

however, in the opinion of A/E, the Budget proposed by TFC is inadequate or insufficient, the parties shall diligently pursue making appropriate adjustments as would be necessary to enable A/E to confirm the adequacy of the Budget. If such efforts should fail, TFC, at its option, may (i) waive the provisions of this subsection; or (ii) terminate this Agreement. The parties acknowledge and agree that subsequent changes in Design Program or scope of the Project may be cause to modify and/or amend the Budget. Any such modification or amendment to the Budget must be authorized by TFC in writing.

2.1.1.5. Identify all codes, rules, regulations and all other Site-related requirements, including, but not limited to, environmental and/or traffic impact studies that may affect the timely design and construction of the Project.

2.1.1.6. Interface with all Utility Providers as is reasonably necessary in order to determine the necessary specifications for connecting all Utilities to the Project.

2.1.1.7. Receive and become familiar with requirements of the technical and design standards of TFC and the Using Agency, including, but not limited to, the A/E Guidelines.

2.1.1.8. Determine and identify to TFC which additional Subcontractor(s), if any, that are not engaged, or to be engaged, by A/E pursuant to this Agreement, will be necessary to complement the Professional Services in order to fulfill requirements of this Agreement.

2.1.1.9. Coordinate the manner of implementing the CAD system and the EPMCS that will be utilized by TFC throughout the design and construction of the Project.

2.1.1.10. If requested, assign appropriate A/E staff to receive instruction regarding the use of the EPMCS to be utilized by TFC.

2.1.1.11. Deliver a Pre-Design Task Report to TFC. Upon consent of TFC, A/E may deliver one (1) amendment to the Pre-Design Task Report no later than the Pre-Design Deadline.

2.1.2. Investigation and Draft Assessment Report. A/E shall deliver the following investigative services and documentation in a Draft Assessment Report Submittal as described in A/E's Proposal dated May 7, 2020, which Proposal is incorporated below.

2.1.2.1. Review existing record drawings and "as-built" conditions.

2.1.2.2. Conduct a meeting with TFC, building managers, maintenance staff, and key building occupants to review and verify deficiency list. Identify, discuss, and document additional previously unknown deficiency list items during this meeting.

2.1.2.3. Perform site investigations to confirm deferred maintenance deficiency list, observe changes and/or increased deterioration of deficiencies, observe related maintenance and/or deferred maintenance activities affecting deficiencies, and observe additional related deficiencies.

2.1.2.4. Incorporate findings from TFC's asbestos testing and HVAC testing and balancing activities into report.

2.1.2.5. Provide list of necessary additional testing and inspections to be provided including, but not limited to, testing and balancing, environmental testing and survey, commissioning, and construction material testing.

2.1.2.6. Prior to award to CMR contract, develop an initial order of magnitude opinion of probable construction cost (OPCC) for each element of recommended repair/renovation with preliminary prioritization of the various aspects of repair so as to allow highest priority repairs/replacements to be implemented with available construction budget.

2.1.2.7. Assist TFC in selection of CMR.

2.1.2.8. Collaborate with CMR selected by TFC for project to refine cost estimates and prioritize recommendations for repair/replacement within available project budget.

2.1.2.9. If feasible, evaluate one (1) alternative solution for each deficiency item. After consultation with TFC, recommend these solutions, which in A/E's judgement, best meet TFC's requirements for Project.

2.1.2.10. Submit Draft Assessment Report in accordance with professional service schedule. At a minimum, report shall contain, as appropriate, written description, schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate considerations involved, alternative solution available to TFC, and A/E's findings and recommendations, with OPCC.

2.1.2.11. Input deficiency data into TFC's Excel deferred maintenance deficiency spreadsheet.

2.1.2.12. Meet with TFC, and with any representative of the Using Agency, as may be directed by TFC, to review submittal and receive review comments.

2.1.2.13. Address all TFC review comments on the report to TFC's satisfaction.

2.1.2.14. 100% Complete Final Report. A/E shall submit 100% Complete Final Report with reconciliation of all TFC review comments and in accordance with the Professional Services Schedule.

2.1.2.15. Amend report to address TFC review comments from the draft submittal to TFC's satisfaction.

2.1.2.16. Complete development of all recommendations for repair, alternatives, and life cycle cost analysis of the recommended alternatives.

2.1.2.17. Complete refinement of scope and volume of necessary repairs.

2.1.2.18. Complete refinement of cost estimates for repair and prioritization towards available budget, through collaboration with CMR and TFC.

2.1.3. Owner Coordinated Document Review Process. A/E agrees to timely deliver the “Owner Coordinated Document Review Process” as follows.

2.1.3.1. During the design phase of the Project, the design schedule shall accommodate a periodic review of the Construction Documents at various milestones, to be coordinated by TFC, at the following milestones and in the sequential order listed: (i) Initial Conceptual Drawings; (ii) Schematic Design; (iii) Design Development; (iv) 65% Construction Documents; (v) 95% Construction Documents; and (vi) 100% Construction Documents.

2.1.3.2. Each review shall include the following steps to comprise a complete review for each milestone listed above.

2.1.3.2.1. The A/E shall have a fixed number of days after TFC’s notice of authorization to A/E to proceed with the next phase of design. The fixed number of days for development of each phase of design is as follows: (i) Assessment, forty three (43) calendar days; (ii) Design Development, fifty seven (57) calendar days; (iv) 65% Construction Documents, sixty (60) calendar days; (v) 90% Construction Documents, forty three (43) calendar days; and (vi) 100% Construction Documents, fourteen (14) calendar days. The last day of each design phase duration or the first weekday thereafter is the A/E deadline for submitting the design phase deliverables for review.

2.1.3.2.2. TFC, A/E and CMR shall meet to review the milestone submittal, five (5) calendar days or the first weekday thereafter following the A/E deadline.

2.1.3.2.3. The formal review comments and deadline is the date occurring five (5) calendar days or the first weekday thereafter following the review meeting upon which TFC shall prepare and deliver TFC comments to A/E and CMR; and CMR shall prepare and deliver CMR comments to TFC and A/E.

2.1.3.2.4. The A/E reply and deadline is the date occurring five (5) calendar days or the first weekday thereafter following A/E’s receipt of TFC and CMR formal review comments upon which A/E shall provide written evidence that, in TFC’s sole discretion, resolves all TFC and CMR formal comments.

2.1.3.2.5. The A/E’s and/or CMR’s Cost Estimate (as applicable to the A/E’s scope of work) and deadline is the date occurring five (5) calendar days or the first weekday thereafter following delivery of formal review comments to A/E upon which CMR and/or A/E shall prepare and deliver to TFC Cost Estimates in increasing detail and refinement updated through the review of the 100% Construction Documents. Cost Estimates for reviews through Design Development phase shall be provided in ASTM UNIFORMAT II. Cost Estimates for reviews in the Construction Document phase shall be provided using the Construction Specifications Institute MasterFormat™.

2.1.3.2.6. If updates to cost estimate exceed the Budget by more than twenty percent (20%) for Schematic Design, fifteen percent (15%) for Design Development, ten percent

(10%) for 65% Construction Documents and five percent (5%) for 95% Construction Documents, A/E shall consult with TFC to identify potential design and/or Specification modifications that could result in the cost estimate being in compliance with the Budget. Approved modifications shall be incorporated into subsequent document submittals at no cost to TFC.

2.1.4. Design Development Phase.

2.1.4.1. All DD Documents must comply with all Laws and Regulations of all Governmental Authorities.

2.1.4.2. Said DD Documents shall be based upon reliable and accurate calculations that appropriately determine all architectural and engineering components of the Project, and shall include, but not be limited to the following:

2.1.4.2.1. design criteria for all proposed clearing and grubbing, on-site and off-site drainage and erosion control, and for any other grade and subgrade Site preparation and erosion control required by any Governmental Authorities;

2.1.4.2.2. design criteria for connection to all proposed temporary and permanent on-site and off-site Utilities;

2.1.4.2.3. design criteria for the proposed structural system, including the rationale for all determinations, all design loads for floor, roof, and lateral loads;

2.1.4.2.4. design criteria for the proposed heating, ventilation and air conditioning (hereinafter referred to as "HVAC") system and single line layout of conveyance systems;

2.1.4.2.5. design criteria for the proposed electrical system including reserve capacity;

2.1.4.2.6. an evaluation of energy conservation alternatives, and the filing of the Energy Conservation Design Standard Compliance Statement with the State Energy Conservation Office and the Texas Comptroller of Public Accounts; and

2.1.4.2.7. copies of all manufacturers' documentation that illustrates the proposed materials, equipment and warranties to be specified for the Project.

2.1.4.3. Submit all documents required by TDLR, as TFC's authorized agent, and obtain TDLR's determination of whether the Project is designed in compliance with applicable requirements of TDLR. A/E shall immediately deliver a copy of any determination of compliance or noncompliance by TDLR to TFC.

2.1.5. A/E Delivers Proposed 100% Complete Construction Documents and Updated Cost Estimate. No later than the Construction Documents-100% A/E Deadline, and based on the approved ninety percent (90%) complete Construction Documents, A/E shall prepare and deliver to TFC:

2.1.5.1. the proposed one hundred percent (100%) complete Construction Documents; and

2.1.5.2. the Construction Documents-100% Cost Estimate. If such estimate exceeds the Budget, A/E shall consult with TFC to identify further potential design and/or Specification modifications that could result in the estimate being in compliance with the Budget. Approved modifications shall be incorporated into the Construction Documents at no cost to TFC in the event TFC determines in its sole discretion that such changes are the responsibility of A/E.

2.1.5.3. Each of the foregoing deliverables shall be submitted via disk and shall be appropriately labeled to include identification of the software program (and version thereof) utilized.

2.1.5.3.1. All Drawings shall be organized within the layering system in accordance with the A/E Guidelines.

2.1.5.3.2. Layer format and names shall be in accordance with the A/E Guidelines.

2.1.5.3.3. All electronic data shall include an organized indexing system and/or a table of contents sufficiently detailed as to each discrete subject matter so as to allow for easy identification and location of each file or page of information.

2.1.5.4. Upon written request by TFC, A/E shall prepare the Construction Documents so as to enable the various phases of the Work to be awarded pursuant to separate contracts, the preparation of which shall constitute an Additional Service.

2.1.5.5. All Drawings and Specifications shall be appropriately signed, sealed, and dated by the responsible architect(s) and engineer(s).

2.1.5.6. The Construction Documents must comply with all Laws and Regulations.

2.1.5.6.1. All Drawings and Specifications must, in conspicuous text, expressly prohibit any electrical systems or equipment from being energized or otherwise activated without a minimum of twenty-four (24) hour advance notice to TFC.

2.1.5.6.2. A/E shall submit all documents required to secure approval of all Governmental Authorities. All requests for reimbursement for any direct costs associated with

submitting documents to such authorities and for permit fees shall be governed by Article IV of this Agreement.

2.1.5.7. No Unauthorized Release. No Construction Documents shall be issued, delivered, or released for any purpose without the prior written consent of TFC.

2.1.6. Contract Bidding and Award Phase. Upon receipt of an applicable written authorization to proceed, and only in such event, A/E shall prepare and deliver to TFC the following contract bidding and award phase services for the Project:

2.1.6.1. Delivery of Documents. Unless otherwise instructed by TFC, deliver three (3) sets of the approved Construction Documents to TFC, any additional copies of which shall be considered a Reimbursable Expense.

2.1.6.2. Assist During Bidding and Award Phase. Assist TFC in the bidding and award phase by delivering the following services:

2.1.6.2.1. inform qualified bidders of the solicitation;

2.1.6.2.2. distribute Construction Documents to qualified bidders and to plan rooms specified by TFC;

2.1.6.2.3. submit the appropriate approved Drawings and Specifications to on-line electronic plan rooms as may be specified by TFC, the submission cost of which constitutes a Reimbursable Expense;

2.1.6.2.4. attend all pre-bid meeting(s) conducted by TFC;

2.1.6.2.5. consult with and advise TFC as to any bidder inquiries;

2.1.6.2.6. critically review all submittals; and

2.1.6.2.7. prepare any addenda, amendments, and the like, to the solicitation documents which may become necessary.

2.1.6.3. Attend and participate in the evaluation and scoring of all proposals in accordance with TFC processes and procedures, including, but not necessarily limited to, interviewing of bidders, which participation shall not constitute an Additional Service.

2.1.6.4. If the lowest acceptable bid price, as determined by TFC in its absolute and sole discretion, exceeds the Budget and TFC does not amend the Budget, A/E shall consult with TFC in order to identify further potential design and/or Specification modifications which could result in obtaining a bid price that would be in compliance with the Budget. Approved modifications shall be incorporated into the Construction Documents and appropriate copies reissued at no cost to TFC.

2.1.6.5. In the event TFC elects to amend the Budget and allocate such additional funds as necessary to accommodate the lowest acceptable bid and the Project proceeds, there shall be no increase in the amount of the Consideration.

2.1.6.6. In the event A/E receives any inquiries whatsoever from bidders or potential bidders regarding the Project, A/E must refer such inquiries to TFC, Procurement Division (512) 463-0209. A/E is not authorized to provide any comments, answers or other similar responses to such inquiries. All inquiries must be forwarded to TFC for response.

2.1.7. Construction Phase—General Administration of Construction Contract. A/E shall deliver the following management and administration of construction contract(s) services to TFC during the construction phase of the Project as is specified in the UGC and as follows.

2.1.7.1. Perform professional observation and review of the Work in order to determine that all elements and components of the Project are being timely constructed and installed in substantial compliance with the Construction Documents. Such observation and review shall include, at a minimum:

2.1.7.1.1. perform periodic on-site observations of all Work, completed and in progress, and, at least bi-weekly during all phases of Work;

2.1.7.1.2. such observations shall include, but shall not be limited to, all functions applicable to professional inspections that are described in Texas Government Code, Sections 2166.351(3) and 2166.355;

2.1.7.1.3. if requested by TFC, designate and provide a full-time A/E on-site representative, the provision of which shall constitute an Additional Service;

2.1.7.1.4. no later than the RFI Response Deadline, prepare and deliver an RFI Response for each RFI to Contractor with a copy to TFC. If the subject of the RFI cannot be reasonably answered by this deadline, A/E shall so advise TFC and propose an alternative deadline and the basis for such proposal, the acceptance of which shall be in the sole discretion of TFC. A/E shall make reasonable efforts to answer Contractor's questions and RFIs in the shortest timeframe possible in order to collaborate in the prosecution of the Contractor's Work (as defined in UGC, Section 1.48) on a schedule that recognizes that "TIME IS OF THE ESSENCE";

2.1.7.1.5. conduct timely contract management and administration activities as required herein by utilization of the EPMCS;

2.1.7.1.6. timely review and deliver to TFC and Contractor complete responses within the specified deadlines to the submittals described below. If the deadline cannot be met, A/E shall so advise TFC and Contractor, and propose an alternative deadline and the basis for such proposal, the acceptance of which shall be within the sole discretion of TFC. A/E

shall make reasonable efforts to review submittals in the shortest timeframe possible to collaborate in the prosecution of Contractor's Work on a schedule that recognizes that "TIME IS OF THE ESSENCE";

2.1.7.1.6.1. submittals: within fourteen (14) calendar days after receipt;

2.1.7.1.6.2. Applications for Payment: within five (5) calendar days after receipt;

2.1.7.1.6.3. Proposed Change Orders and Unilateral Change Orders: within five (5) days after receipt;

2.1.7.1.6.4. each and every certification for payment issued by A/E shall constitute an express representation that based upon (i) A/E's on-site observation(s) and an evaluation of the Contractor's Pay Application; and (ii) A/E's knowledge and belief:

2.1.7.1.6.4.1. the construction has progressed to the point indicated in the Application for Payment, and in general conformity with the Contract Documents; and

2.1.7.1.6.4.2. A/E has received and approved all testing reports required by the Contract Documents up to the respective Pay Application.

2.1.7.2. Prepare such amended or revised Drawings and/or Specifications as would be necessary to fully and accurately reflect any approved changes. Deliver said amended or revised Drawings and/or Specifications to the Contractor and request a price proposal. Thereafter, A/E shall review the Contractor's proposal and recommend approval or disapproval to TFC.

2.1.7.3. Timely update all Construction Documents as may be necessary to accurately reflect conditions resulting from approved Change Orders so as to be enabled to timely deliver complete and accurate Record Documents.

2.1.7.4. Deliver a Periodic Report to TFC for each observation and review of the Work. Such Periodic Reports must describe in reasonable detail the current status of the following:

2.1.7.4.1. the completed Work in relation to the Work Progress Schedule;

2.1.7.4.2. projected completion dates;

2.1.7.4.3. percentage of completion of each discrete subpart of the Work;

2.1.7.4.4. any existing or potential deficiencies and/or discrepancies;

2.1.7.4.5. the status of any revisions or Change Orders; and

2.1.7.4.6. the status of the Record Documents.

2.1.7.5. Subject to the provisions of UGC, Subsection 12.1.1, no later than the Substantial Completion Inspection Deadline, A/E shall conduct a Substantial Completion Inspection of the Work, while accompanied by the TFC Project Manager, to determine whether said portion of the Work has achieved Substantial Completion.

2.1.7.5.1. In the event TFC and A/E conclude that the Work, or any portion thereof, has not been performed or completed in accordance with the Construction Documents, A/E shall prepare and deliver, no later than the Pre-Final Inspection Punchlist Deadline, a Pre-Final Inspection Punchlist to Contractor with a copy to TFC.

2.1.7.5.1.1. A/E shall continue to perform the foregoing described service until TFC can issue an appropriate Certificate of Substantial Completion.

2.1.7.5.1.2. In the event that such continued service be required due to causes outside the A/E's direct control (such as, Contractor's errors in reporting readiness of the Work for Inspection; Contractor prematurely requesting substantial completion inspection; significant deficiencies in the Work unexcused delays in the Work; untested or improper performance of systems; or similar failures performed by Contractor or its agents), such service shall constitute an Additional Service.

2.1.7.5.2. In the event A/E and TFC conclude that the Work, or a discrete and identified phase thereof, has been performed or completed in accordance with the Construction Documents so as to be determined to be substantially complete, TFC shall promptly issue an appropriate Certificate of Substantial Completion as to the completed Work, as provided in UGC, Paragraph 12.1.1.2, and A/E shall promptly take all such steps as are required by TDLR, as TFC's authorized agent, to ensure the Project is completed in compliance with applicable requirements of TDLR including, but not limited to, obtaining a passing inspection by the A/E's Registered Accessibility Specialist. Any provision in the foregoing to the contrary notwithstanding, A/E shall not recommend the issuance of a Certificate of Substantial Completion if, in its reasonable opinion, A/E determines that any of the items to be contained in the Post-Substantial Completion Inspection Punchlist cannot or, in all reasonable likelihood will not be, satisfactorily completed within thirty (30) days of the date of the Substantial Completion Inspection Deadline.

2.1.7.6. Subject to the provisions of UGC, Subsection 12.1.2, and no later than the Final Inspection Deadline, A/E shall conduct a Final Inspection of the Work, while accompanied by the TFC Project Manager, to determine whether all of the Work for the entire Project has been fully completed in accordance with the Construction Documents.

2.1.7.6.1. In the event TFC and A/E conclude that any of the Pre-Final Inspection Punchlist items have not been corrected or completed in accordance with the

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Stanley Consultants, Inc.
RFQ No. 303-0-00847
Project No. 20-009-5758

Construction Documents, A/E shall prepare and deliver, no later than the Post-Final Inspection Punchlist Deadline, a Post-Final Inspection Punchlist to Contractor with a copy to TFC.

2.1.7.6.1.1. A/E shall continue to perform the foregoing described service until TFC can issue a Certificate of Final Completion.

2.1.7.6.1.2. In the event that such continued service be required due to causes outside the A/E's direct control (such as, Contractor's errors in reporting readiness of the Work for Inspection; Contractor prematurely requesting substantial completion inspection; significant deficiencies in the Work; unexcused delays in the Work; untested or improper performance of systems or similar failures performed by Contractor or its agents), such service shall constitute an Additional Service.

2.1.7.6.2. In the event A/E and TFC conclude that all of the Work, or all of the Work in a respective discrete or identified phase, has been corrected or completed in accordance with the Construction Documents, and subject to the prior issuance of a Certificate of Substantial Completion, TFC, with A/E signature as appropriate, shall issue and deliver a Certificate of Final Completion to Contractor.

2.1.7.6.2.1. Issuance of a Certificate of Substantial Completion is a condition precedent to Contractor's right to issue notice that the Work will be ready for final inspection.

2.1.7.6.2.2. Issuance of a Certificate of Final Completion is a condition precedent to Contractor's right to receive Final Payment.

2.1.7.7. No later than the Close-out & Record Documents Deadline, and prior to A/E's delivery of the Application for Final Payment to TFC, A/E shall do the following:

2.1.7.7.1. Obtain, review and inspect all Close-out Documents, guarantees, bonds and all other fiscal surety instruments, and all other documentation required of the Contractor by the Contract Documents to ensure full and complete compliance. Within five (5) days of such confirmation, A/E shall transmit the above-described documentation to TFC.

2.1.7.7.2. Furnish the Record Documents to TFC.

2.1.7.7.3. Furnish one (1) digital copy of all Construction Documents to TFC.

2.1.7.7.3.1. Each disk shall be appropriately labeled to include identification of the software program (and version thereof) utilized.

2.1.7.7.3.2. Drawings shall be in CAD format and shall be organized within the layering system in accordance with the A/E Guidelines.

2.1.7.7.3.3. Layer format and names shall be in accordance with the A/E Guidelines.

2.1.7.7.3.4. All electronic data shall include an organized indexing system and/or a table of contents sufficiently detailed as to each discrete subject matter so as to allow for easy identification and location of each file or page of information.

2.1.7.7.3.5. It is expressly acknowledged and agreed that the original disks remain the property of the A/E. If differences between the TFC versions and the A/E versions should subsequently be discovered, the A/E versions shall be deemed originals, absent any fraud, malfeasance, or mutual mistake.

2.1.7.8. Subject to the restrictions set out below, at such time that the Certificate of Final Completion has been issued, A/E shall promptly review and, if in proper form, approve the Application for Final Payment in accordance with the UGC, any Supplementary General Conditions, any Special Conditions, and the Construction Documents.

2.1.7.8.1. In order for an Application for Final Payment to be considered complete and subject to approval, Contractor must submit a fully executed Final Payment checklist in such form as is prescribed by TFC to TFC.

2.1.7.8.2. No approval of an Application for Final Payment is valid and enforceable unless and until the foregoing subparagraph is fully satisfied.

2.1.7.9. In the event of any material conflict between the duties and responsibilities of A/E as set out in the UGC, any Supplementary General Conditions, any Special Conditions, the A/E Guidelines, or in any other document referenced herein and incorporated for all purposes, and this Agreement, the duties and responsibilities specified in this Agreement shall control to the extent of such material conflict.

2.1.8. A/E Services During All Phases. A/E shall timely deliver the following services, as applicable, during all phases for which A/E is obligated to provide Professional Services to TFC.

2.1.8.1. Critically review and closely scrutinize all documents submitted by all third parties.

2.1.8.2. Thoroughly review and closely scrutinize the performance, schedules, and costs of Contractor and all its subcontractors.

2.1.8.3. Critically review and evaluate Contractor's proposed schedule and costs as relevant to each consultant's discipline.

2.1.8.4. Maintain work progress and products consistent with the schedules.

2.1.8.5. Provide supplemental information beyond that presented in a submission of documents which may be reasonably requested to assist cost estimating.

2.1.8.6. Promptly communicate with pertinent parties, including topics regarding information needs and responses to needs of other parties.

2.1.8.7. Actively participate in all meetings and/or teleconferences to bring the full measure of A/E's collective experience, expertise and recommendations to the Project as it pertains to the overall project or to a specific discipline.

2.1.8.8. Prepare and deliver all meeting agendas and meeting minutes, field reports, and other similar documentation within one (1) week of the respective work or event, unless directed otherwise by TFC.

2.1.8.9. Answer questions and provide clarifications for the Contractor and its subcontractors to facilitate their thorough examination of all Drawings, Specifications and other documents authored by A/E for accuracy, intended completeness and constructability; and

2.1.8.10. Ensure that A/E Project Manager and any other representative of A/E whose presence is requested by TFC attend all meetings and participate in all conference calls that are scheduled by TFC.

2.1.9. TFC Approvals. Any provisions in this Agreement to the contrary notwithstanding, all consents and/or approvals by TFC shall be in its sole and absolute discretion, and must be in writing.

2.1.9.1. No changes to: (i) the scope of the Professional Services or (ii) the Consideration shall be valid or enforceable unless evidenced by a fully executed written amendment to this Agreement.

2.1.9.2. A/E is not authorized to commence providing any Professional Services to TFC or any Using Agency with respect to the Project unless and until an appropriate Notice to Proceed is delivered by TFC.

2.1.9.3. TFC, including by and through the TFC Project Manager, reserves the right to extend any of the deadlines set out above.

2.1.10. Inspections. TFC hereby reserves the right, if deemed appropriate by TFC in its sole discretion, to conduct reviews or inspections during the course of design and construction of the Project. However, A/E shall not be relieved of any of its obligations arising pursuant to this Agreement. No inspections of the Project conducted by TFC shall reduce the level or extent of A/E's responsibilities arising pursuant to this Agreement. Neither the approval and/or final acceptance of a Project or any Deliverables, the payment of any Pay Application by TFC shall constitute, nor be deemed, a release of A/E's obligation to perform and timely deliver the Professional Services and any Additional Services (i) in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under

similar circumstances; or (ii) as required under this Agreement.

III. TERM AND TERMINATION

3.1. Duration. This Agreement shall be effective as of the Effective Date and shall terminate on August 31, 2023, unless extended by the parties by amendment to this Agreement or terminated earlier, as provided below.

3.2. Early Termination. This Agreement may be terminated by TFC for its convenience, in whole or in part, at any time without cause, upon delivery of a Notice of Termination to A/E at the address of record as specified in this Agreement. Upon receipt of a Notice of Termination, A/E will immediately cease all Professional Services and undertake to terminate any relevant Subcontracts and will incur no further expense related to this Agreement. Such early termination shall be subject to the equitable settlement of the respective interests of the parties accrued up to the date of termination.

IV. CONSIDERATION

4.1. Contract Limit—Fees and Expenses.

4.1.1. Fixed Fee. In exchange for the timely delivery of the Professional Services as specified by this Agreement, A/E shall be paid a fixed fee of One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00). Any Professional Services performed or delivered by A/E prior to the Effective Date of this Agreement or after its termination cannot be compensated.

4.1.2. Submission of Pay Applications or Invoices. No more frequently than once per month, A/E shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. TFC agrees to pay A/E in accordance with Chapter 2251 of the Texas Government Code, also known as the “Prompt Payment Act.”

4.2. Proportional Payments. Payments shall be made to A/E monthly in proportion to the services performed. The compensation for services shall be at the following cumulative percentages at the completion and acceptance of each of the following phases of the Professional Services.

- 4.2.1. Pre-Design Assessment: 10 percent (10%).
- 4.2.2. Design Development: thirty percent (30%).
- 4.2.3. Construction Documents: seventy-five percent (75%).
- 4.2.4. Construction Services: one hundred percent (100%).

4.3. Maximum Reimbursable Expenses. Reasonable lodging and traveling expenses shall be considered a Reimbursable Expense under this Agreement when professional and technical personnel of A/E are away from the cities in which they are permanently assigned and are

conducting authorized business directly connected with this Agreement. For the purposes of this Agreement, no travel reimbursement shall be made for travel within 100 miles of the location identified as the principal place of business or branch office of A/E, except for overnight stays, which require prior TFC project manager approval. The maximum amount for each Reimbursable Expense for travel and lodging shall be the rates established by the Texas Comptroller of Public Accounts, and outlined in Textravel, <https://fmx.cpa.state.tx.us/fmx/travel/texttravel/index.php>, formerly known as the State of Texas Travel Allowance Guide for state employees. No Reimbursable Expenses shall exceed actual cost. In addition to those items specifically identified above as a Reimbursable Expense, permit fees and associated costs, certain other incidental direct expenses including, but not limited to, copying, telephone, data, and express mail services, and rental of special equipment or tools required in connection with provision of the Professional Services for the Project, may constitute a Reimbursable Expense; provided however, A/E must obtain the written approval of TFC prior to incurring the expense. Approval may be granted only under those limited circumstances wherein such costs are not considered normal or customary basic services under this Agreement. All requests for reimbursement must be accompanied by such documentation which, in the judgment of the TFC, allows for complete substantiation of the costs incurred.

4.4. Notice of Depletion. Within seven (7) days of when the accumulated amount of Fees and Reimbursable Expenses reaches eighty percent (80%) of the maximum not-to-exceed contract amount(s), A/E shall deliver written notice thereof to TFC. Nothing herein shall be construed to require TFC to increase the approved maximum not-to-exceed contract amount(s) established pursuant to this Agreement.

4.5. Additional Services. Upon request by TFC for Additional Services, A/E shall prepare and submit a proposal for such Additional Services to TFC for approval. Additional Services shall be performed at a rate negotiated between TFC and A/E and must be approved by the parties by amendment to this Agreement. Any Additional Services performed or delivered by A/E prior to execution of the Agreement or amendment thereto, as applicable, cannot be compensated.

4.6. Payments to Subcontractors. For all services rendered, A/E's payment to Subcontractors is due within ten (10) days after receipt of payment from TFC and, when appropriate in the sole discretion of TFC, TFC may issue joint checks to A/E and Subcontractors.

V. ACKNOWLEDGEMENT, COVENANTS, AND AGREEMENTS

5.1. Acknowledgement, Covenants, and Agreements of TFC. TFC acknowledges, covenants, and agrees, as follows.

5.1.1. TFC Deliverables to A/E. TFC shall provide A/E a copy of, or reasonable access to, the following information and documentation regarding the Project, the substance of which A/E shall incorporate into the DD Documents.

5.1.1.1. The UGC.

5.1.1.2. Any Supplementary General Conditions.

5.1.1.3. Any Special Conditions.

5.1.1.4. Sample copies of the following:

5.1.1.4.1. contract forms; and

5.1.1.4.2. bond forms.

5.1.1.5. Bidding information and instructions.

5.1.1.6. Minimum wage rates.

5.1.1.7. The PAR for inclusion in the Specifications.

5.1.1.8. Any maps and Drawings in the possession of TFC that reflect or depict Site boundaries, recorded easements, topography, utility locations, and such other documents in the possession of TFC that reflect Site conditions and/or restrictions which may impact the design and/or construction of the Project.

5.1.1.9. Any soil reports or traffic impact studies in the possession of TFC.

5.1.1.10. The Project Analysis, or equivalent thereof.

5.1.1.11. The Budget.

5.1.1.12. The Communication Protocol.

5.1.2. TFC Services to A/E. TFC shall provide, or cause to be provided, the following services to A/E.

5.1.2.1. Upon A/E's receipt of general and criminal background check clearance, assist A/E in obtaining such access to the Sites as is reasonably necessary to enable A/E to provide the Professional Services.

5.1.2.2. Designate the TFC Project Manager who will supervise the design and construction of the Project and the services being provided pursuant to this Agreement and the respective Contract Documents.

5.1.2.3. Provide intermediate reviews of the work product of A/E as necessary to allow A/E to proceed with delivery of the Professional Services in a timely manner.

5.2. Acknowledgements, Covenants, and Agreements of A/E. A/E acknowledges, covenants, and agrees as follows.

5.2.1. Timely Delivery of Conforming Services. A/E will, subject to Force Majeure events, as defined in Section 11.13 below, timely provide the Professional Services in conformity with, and as specified in, this Agreement, the UGC, the Supplementary General Conditions, any Special Conditions, and in the Construction Documents.

5.2.2. Modifications. Modifications to the Construction Documents which are made

necessary by the errors and/or omissions of A/E shall be corrected by A/E at its sole cost and expense.

5.2.2.1. For purposes of this subsection, an omission is defined as any change or addition to the Construction Documents required to make the Project conform to its original design intent.

5.2.2.2. For purposes of this subsection, an error is defined as any change or addition to the Construction Documents where remediation of previously constructed or installed Work must take place in order to meet code and/or design intent or any omission that is caused by willful misconduct or gross negligence by A/E. In the event that A/E is determined to have been the cause of such an error, A/E shall bear the reasonable construction costs to resolve said error.

5.2.3. Limitation of Authority. A/E agrees that the TFC Project Manager shall not have any express or implied authority to vary or otherwise amend the terms and conditions of this Agreement in any way, or waive strict compliance with the terms and conditions of this Agreement, except as to the deadlines set out in Section 2.1 above, any deviation from which must be evidenced by the TFC Project Manager in writing.

5.2.4. A/E Safety. All A/E's and subcontractors conducting work for TFC shall abide by all OSHA rules and regulations provided by the Department of Labor, OSHA, Code of Federal Regulations, Chapter 29. Employees of A/E and subcontractors shall be trained in accordance with Chapter 29, Occupational Safety and Health Regulations. A/E and subcontractors shall inform the Contract Administrator of their Hazardous Electrical Energy Control, Lockout/Tag-out Procedure. A/E's procedure must meet or exceed TFC's procedure as determined by the Contract Administrator. Work shall not be done on energized electrical circuits, components or equipment. When de-energizing is impractical due to possible harm to personnel, equipment or facility damage, negative onsite or offsite environmental impact, or business interruption Contractor must follow OSHA requirements as detailed in OSHA Regulations 1910.331 – 1910.399.

5.2.5. Cooperation. All project managers, employees, and associated Subcontractors shall cooperate with and assist each other and all other Contractors and design professionals retained by TFC.

5.2.6. A/E Cooperation. A/E agrees to conduct all of its services under this Agreement by and through appropriate communications with the Contract Administrator. No work, installation or other services shall be undertaken by A/E except with the prior written direction of the Contract Administrator. A/E understands and agrees that work, installation or any other service performed without the prior written direction of the Contract Administrator is work outside the scope of this Agreement and shall be performed exclusively at A/E's risk. A/E agrees to employ competent personnel meeting the requirements outlined in the specifications, who shall be satisfactory to TFC. Personnel assigned to perform services under this Agreement may not be reassigned without the prior written approval by the Contract Administrator. TFC may request that A/E replace unsatisfactory personnel, which request shall not be unreasonably denied. A/E agrees to cooperate and coordinate its work with that of other Contractors retained

by owner. Upon discovery of an apparent conflict in the sequencing of work with another Contractor, A/E shall report the concern to the Contract Administrator who will resolve the conflict.

5.2.7. E-Verify. By entering into this Agreement, A/E certifies and ensures that it utilizes and will continue to utilize, for the term of this Agreement, 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: all persons employed to perform duties within the State of Texas, during the term of the Agreement; and all persons (including subcontractors) assigned by the A/E to perform work pursuant to the Agreement, within the United States of America. A/E 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 A/E, and A/E's subcontractors, as proof that this provision is being followed. If this certification is falsely made, the Agreement may be immediately terminated, at the discretion of TFC, and at no fault to TFC, with no prior notification. A/E shall also be responsible for the costs of any re-solicitation that TFC must undertake to replace the terminated Agreement. For persons not eligible for E-Verify screening, A/E (including sub-contractors) shall provide, upon request by TFC, another form of documentation of proof of eligibility to work in the United States of America.

5.2.8. Identification of Project Manager and All Subcontractors. The Project Manager identified in the initial List of A/E Project Manager and Subcontractors (hereinafter referred to as the "List"), attached hereto and incorporated herein by reference for all purposes as Exhibit E, will supervise the efforts of Contractor to timely provide TFC with the Construction Services.

5.2.8.1. The Project Manager must be committed to the Project on a full-time basis. TFC reserves the right to approve the appointment of the Project Manager and to demand that the Project Manager, and any of A/E's employees or Subcontractors, be removed and replaced if, in the sole opinion of TFC, their performance on this Project or any other Projects, is and/or was not adequate or their continued involvement with the Project will, is, or has become, detrimental to the timely and successful completion of the Project, including but not limited to, for such reasons as: (i) any past or present violation of any statute, rule, regulation or ordinance of any city, county, the State of Texas, or the United States, or any other Laws and Regulations; (ii) TFC's reasonable belief that failure to obtain an acceptable criminal background check will occur; (iii) prior unsatisfactory performance on other TFC projects; and (iv) any other like reasons.

5.2.8.2. The Project Manager and Subcontractors identified in the List shall not be removed or replaced by A/E, nor shall any other Subcontractors be engaged by A/E, unless prior written consent is obtained from TFC, which consent shall not be unreasonably withheld, conditioned, or delayed.

5.2.9. Buy Texas. If A/E is authorized to make purchases under this Agreement, A/E certifies that A/E 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,

Chapter 2155.

5.2.10. No Assumption. No approvals or acceptances by, or on behalf of, TFC shall be deemed to be an assumption of any responsibility by TFC for any defect, error or omission in said Deliverables or Professional Services.

5.2.11. No Guaranty. A/E does not control or guarantee the performance of any Contractor, provided however, A/E shall promptly notify TFC of any observation of a Contractor's or subcontractor's failure to perform their duties and responsibilities in accordance with the Construction Documents and Work Progress Schedule, and shall recommend to TFC candidate measure(s) to correct such failures.

5.2.12. Debts or Delinquencies Owed to the State. Any payment due under this Agreement may be withheld and applied toward payment of any debt that is owed to the State of Texas including, but not limited to, delinquent taxes and child support pursuant to Texas Government Code, Section 43.055.

5.2.13. General and Criminal Background Check.

5.2.13.1. A/E represents and warrants that neither A/E nor any of A/E's employees, have been convicted of a felony criminal offense, or of a crime involving moral turpitude, or that, if such a conviction has occurred, A/E has fully advised TFC in writing as to the facts and circumstances surrounding the conviction(s).

5.2.13.2. All of A/E's employees and Subcontractors that will perform any Professional Services on-site at a state-owned property shall be subject to a criminal background check. Any expense associated with such criminal background check shall be borne by A/E.

5.2.13.2.1. All criminal background check forms for all of A/E employees and Subcontractors that will initially commence any work on-site must be fully completed and submitted to TFC within fifteen (15) days of the date of the notice of award, and the process thereafter must be diligently pursued by A/E.

5.2.13.2.2. The process must be satisfactorily completed for every employee and Subcontractor before they perform services at the Site.

5.2.13.2.3. All criminal background checks must be accomplished by the Texas Department of Public Safety (hereinafter referred to as "DPS"), which includes fingerprint processing by an independent third-party company selected by DPS. Upon receipt of the fingerprints of A/E'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 the *Texas Facilities Commission Criminal Background Checks and Application Guidelines*, a copy of which is attached hereto and incorporated herein for all purposes as Exhibit F. A/E's or Subcontractor's failure to timely secure criminal background check clearance shall not be considered a legitimate delay in the Professional Services Schedule.

5.2.14. Equal Opportunity. A/E shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, disability,

political affiliation, or religious belief. A/E shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, religion, age 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. A/E shall post in conspicuous places, available to employees or applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination subsection. A/E shall include the above provisions in all Subcontracts pertaining to the Professional Services.

5.2.15. No Advertising. A/E shall not advertise that it is doing business with TFC or use this Agreement as any sort of marketing or sales tool without the prior written consent of TFC.

5.2.16. No Warranties by TFC. A/E acknowledges that any and all tests, maps, reports, and drawings and any other documentation (hereinafter referred to collectively as "Reports") in the possession of TFC that reflect or depict any Site boundaries, recorded easements, topography, utility locations, and other Site conditions and/or restrictions which may impact A/E's prosecution of the Work were prepared solely for the benefit of TFC, and that A/E shall have no right to rely upon such and that any reliance thereon shall be at A/E's own risk. **TFC HEREBY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE ABOVE-MENTIONED REPORTS.**

5.2.17. No Outsourcing. All services under this Agreement shall be performed in the principal offices of the A/E and its consultants. If A/E or consultant offices exist out of the State of Texas, services shall be performed in offices within Texas in so much as proper expertise and timeliness can be accomplished. Services performed outside the State of Texas shall be limited to offices and personnel located in the United States. Outsourcing or subcontracting outside the United States shall not be permitted unless approved in writing by the TFC.

VI. WARRANTIES AND REPRESENTATIONS BY A/E

6.1. Warranties and Representations by A/E. A/E hereby makes the following warranties, representations and certifications, all of which are true, accurate and complete at the time of the Effective Date and throughout the term of the Agreement, and which shall be true, accurate and complete with respect to each Deliverable. All representations and warranties discussed below shall survive the expiration or termination of this Agreement.

6.1.1. Compliance with All Laws. A/E shall procure and maintain for the duration of this Agreement 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 A/E to provide the goods or services required by this Agreement. A/E will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law. A/E agrees to be responsible for payment of any such government obligations not paid by its Subcontractors during performance of this Agreement. As part of its delivery of the Professional Services, A/E shall make itself familiar with and at all times shall observe and comply with all Laws and Regulations of all Governmental Authorities that in any manner affect performance under this

Agreement.

6.1.2. Immigration Reform. The Immigration Reform and Control Act of 1986 and 1990 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. A/E shall not place any employee of A/E at a worksite, nor shall A/E permit any employee, nor any Subcontractor, to perform any Professional Services on behalf of or for the benefit of the State, without first confirming said employee's authorization to lawfully work in the United States.

6.1.2.1. A/E warrants that A/E: (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 A/E'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.

6.1.2.2. A/E further acknowledges, agrees, and warrants that A/E: (i) has complied, and shall at all times during the term of the Agreement 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 Agreement properly maintain, all records required by the Department of Homeland Security, Immigration and Customs Enforcement, including, without limitation, the completion and maintenance of the Form I-9 for each of A/E's employees; and (iii) has responded, and shall at all times during the term of the Agreement respond, in a timely fashion to any inspection requests related to such I-9 Forms. During the term of the Agreement, A/E 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 A/E or any of its employees.

6.1.2.3. A/E acknowledges, agrees, and warrants that all Subcontractors permitted by it to perform Professional Services will be required to agree to these same terms as a condition to being awarded any Subcontract for such work.

6.1.3. Proficiency in Systems. A/E is proficient in the use of CAD systems and the EPMCS utilized by TFC.

6.1.4. Standard of Care. Pursuant to Section 2254.0031 of the Texas Government Code, which incorporates by reference Section 271.904(d) of the Texas Local Government Code, A/E shall perform services (1) with professional skill and care ordinarily provided by competent engineers or architects practicing under the same or similar circumstances and professional license, and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

6.1.4.1. Pursuant to Texas Local Government Code Section 271.904(d), A/E hereby represents and warrants:

6.1.4.1.1. that it shall perform the Services with the professional skill and care ordinarily provided by competent engineers or architects practicing under the same or similar circumstances and professional license;

6.1.4.1.2. that it shall perform the Services as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect; and

6.1.4.1.3. that each of the employees and agents assigned to perform A/E's obligations under this Agreement shall have the skill and training to perform the Services in accordance with the foregoing Standard of Care, and that all Deliverables shall be produced in a professional and workmanlike manner.

6.1.5. Warranty of Services. All Professional Services provided by A/E pursuant to this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

6.1.6. Warranty of Deliverables. All Deliverables shall be: (i) completed and delivered in a timely manner and in a manner consistent with standards in the applicable trade, profession, or industry; (ii) conform to or exceed the specifications set forth in this Agreement; and (iii) be fit for ordinary use, of good quality, and with no material defects.

6.1.7. Additional Warranties. In performing its Professional Services for the Project, A/E shall be bound by, and comply with, A/E's Proposal dated May 7, 2020, attached hereto and incorporated herein for all purposes as Exhibit G, to the extent any warranties, representations, and/or promises of additional services are made therein, and only to that extent.

6.1.8. Eligibility. A/E certifies that the individual or business entity named in this Agreement is not ineligible to receive the specified Agreement and acknowledges that this Agreement may be terminated and payment withheld if this certification is inaccurate pursuant to Texas Government Code, Section 2155.004(b).

6.1.9. Family Code Disclosure of Ownership. Pursuant to the requirements of the Texas Family Code, Section 231.006, regarding delinquent child support, the individual or business entity named in this Agreement is not ineligible to receive payment under this Agreement and, if applicable, A/E has provided, prior to its execution of this Agreement, the name and social security number of each such person (sole proprietors, firm owners, partners, or shareholders) holding at least twenty-five percent (25%) ownership of the business entity entering into this Agreement. A/E acknowledges that this Agreement may be terminated and payment may be withheld if this certification is inaccurate.

6.1.10. Deceptive Trade Practices Act; Unfair Business Practices Disclosures. A/E has not been found liable of Deceptive Trade Practices Act violations under Chapter 17 of the Texas Business and Commerce Code or of any unfair business practice in any administrative hearing or court suit. A/E further certifies that it has no officers who have served as officers of other entities who have been found liable of Deceptive Trade Practices violations or of any unfair business practices in an administrative hearing or court suit. In the event that allegations of Deceptive Trade Practices violations under Chapter 17 of the Texas Business and Commerce Code or of any unfair business practices against either A/E or any of A/E's officers have occurred or are currently pending in an administrative proceeding or in a lawsuit filed with any court, then A/E has disclosed all such matters to TFC and provided a brief description of each allegation, information regarding the administrative body or court before which the matter is pending, and the current status of the matter.

6.1.11. Disclosure of Former State Executives. Pursuant to Texas Government Code, Section 669.003 relating to contracting with an executive of a state agency, 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 Agreement or any Contract resulting from this Agreement. If A/E employs or has used the services of a former executive head of TFC or any other state agency, then A/E has provided the name of the former executive, the name of the state agency, the date of separation from the state agency, the position held with A/E, and the date of employment with A/E.

6.1.12. Certification Concerning Restricted Employment for Former State Officers or Employees Under Government Code § 572.069. A/E certifies that it has not employed and will not employ a former TFC or state officer who participated in a procurement or contract negotiation for TFC involving A/E within two (2) years after the state officer or employee left state agency employment or service. This certification only applies to former state officers or employees whose service or employment ceased on or after September 1, 2015.

6.1.13. No Conflicts. A/E represents and warrants that A/E has no actual or potential conflicts of interest in providing services to the State of Texas under this A/E and that A/E's provision of services under this Agreement would not reasonably create an appearance of impropriety.

6.1.14. Financial Interest/Gifts. Pursuant to Texas Government Code Sections 572.051 and 2255.001 and Texas Penal Code Section 36.09, A/E 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 Agreement. Pursuant to Texas Government Code Chapter 573 and Section 2254.032, if applicable, A/E certifies that A/E 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 A/E's company or corporation. A/E 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 A/E will be dealing on behalf of TFC.

6.1.15. Prior Employment. A/E 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 A/E's firm or corporation. A/E further certifies that no partner, corporation, or unincorporated association that 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 A/E will be dealing on behalf of TFC pursuant to the Texas Government Code, Chapter 573 and Section 2254.032. Furthermore, A/E certifies and agrees that if it employs any former employee of TFC, such employee will perform no work in connection with this Agreement during the twelve (12) month period immediately following the employee's last date of employment at TFC.

6.1.16. Affirmation as to Submittals. Upon submittal to TFC of any documentation or data that was created or modified by A/E, including but not limited to Drawings, Specifications, and the Budget, all representations contained therein shall be true and accurate as to each such creation or modification

6.1.17. Disaster Relief Contract Violation. Under Sections 2155.006 and 2261.053 of the Texas Government Code, DBF certifies that the individual or business entity named in the response or 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.

6.1.18. Excluded Parties. Contractor certifies that it is not listed on the federal government's terrorism watch list as described in Executive Order 13224.

6.1.19. Suspension and Debarment. Contractor certifies that it and its principals are not suspended or debarred from doing business with the state or federal government as listed on the State of Texas Debarred Vendor List maintained by the Texas Comptroller of Public Accounts and the System for Award Management (SAM) maintained by the General Services Administration.

6.1.20. Entities that Boycott Israel. Pursuant to Section 2270.002 of the Texas Government Code, Respondent certifies that either (i) it meets an exemption criteria under Section 2270.002; or (ii) it does not boycott Israel and will not boycott Israel during the term of the agreement resulting from this solicitation. Respondent shall state any facts that make it exempt from the boycott certification in its Response.

6.1.21. Prohibition Against Contracting with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations. In accordance with Section 2251.152 of the Texas Government Code, TFC is prohibited from entering into a governmental contract (as defined in Texas Government Code Section 2252.151(3)) with a company that is identified on a list prepared and maintained under Texas Government Code Section 806.051, 807.051, or 2252.153. If contractor is on the above-referenced list the Contract will be considered void or voidable and TFC will not be responsible to pay Contractor for any work performed.

6.1.22. Human Trafficking Prohibition. Pursuant to Section 2155.0061 of the Texas Government Code, A/E certifies that it is not ineligible to receive this agreement and acknowledges that this Agreement may be terminated and payment withheld if A/E's

certification in this matter is inaccurate. TFC may not award a contract, including a contract for which purchasing authority is delegated to a state agency, that includes proposed financial participation by a person who, during the five-year (5) period preceding the date of the award, has been convicted of any offense related to the direct support or promotion of human trafficking.

6.1.23. Use of State Property. A/E is prohibited from using State Property for any purpose other than performing services authorized under the Agreement. State Property includes, but is not limited to: TFC's office space, identification badges, TFC information technology equipment and networks (e.g., laptops, portable printers, cell phones, iPads, external hard drives, data storage devices, any TFC issued software, and the TFC Virtual Private Network (VPN client)), and any other resources of TFC. A/E shall not remove State Property from the continental United States. In addition, A/E may not use any computing device to access TFC's network or e-mail while outside of the continental United States. A/E shall not perform any maintenance services on State Property unless the Agreement expressly authorizes such services. During the time that State Property is in the possession of A/E, A/E shall be responsible for (i) all repair and replacement charges incurred by TFC that are associated with loss of State Property or damage beyond normal wear and tear; and (ii) all charges attributable to A/E's use of State Property that exceeds the scope of the Agreement. A/E shall fully reimburse such charges to TFC within ten (10) calendar days of A/E's receipt of TFC's notice of amount due. Use of State Property for a purpose not authorized by agreement shall constitute breach of contract and may result in termination of the Agreement and the pursuit of other remedies available to TFC under contract, at law, or in equity.

VII. State Funding

7.1. State Funding. This Agreement 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 Agreement 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. Furthermore, any damages due under this Agreement should not exceed the amount of funds appropriated for payment under this Agreement, but not yet paid to A/E, for the fiscal year Budget in existence at the time of the breach.

VIII. COPYRIGHTS AND TRADEMARKS

8.1. Copyrights. A/E agrees that all Deliverables provided pursuant to this Agreement are subject to the rights of TFC in effect on the date of execution of this Agreement. These rights include the right to use, duplicate and disclose such subject matter and data, in whole or in part, in any manner for alterations, additions, remodels or maintenance; and to have others do so including production of Deliverables in response to a public information request pursuant to Texas Government Code, Chapter 552. If the Deliverables produced by A/E are subject to copyright protection, A/E hereby grants to TFC a royalty-free, nonexclusive, and irrevocable

license to reproduce, publish, and use such and to authorize others to do so. A/E shall include appropriate provisions to achieve the purpose of this condition in all Subcontracts entered into that produce information subject to copyright protection.

8.1.1. Disclaimers. All such Deliverables furnished by A/E pursuant to this Agreement shall be considered instruments of its services in respect to the Project. It is understood that A/E does not represent such Deliverables to be suitable for reuse on any other study or for any other purpose(s). If A/E, at TFC's request and authorization, verifies or adapts A/E's Deliverables for TFC's use on another study, A/E shall be compensated for redesign or new design, bidding, and construction administration services.

8.1.2. Delivery to TFC. A/E shall promptly provide copies of the Deliverables to TFC upon completion, termination, or cancellation of this Agreement for any reason, including all copies of the Deliverables in any form or medium specified by TFC in this Agreement, whether written, digital, or electronic.

8.1.3. TFC Right to Use. Any provision herein to the contrary notwithstanding, TFC shall be authorized to make subsequent use of the Deliverables for any and all future renovations, modifications, alterations, maintenance, repairs, and the like of the Project.

8.2. No Use of Name or Trademark. A/E agrees not to make any written use of or reference to TFC's name or registered or unregistered trademarks for any marketing, public relations, advertising, display or other business purpose or make any use of TFC's facilities for any activity related to the express business purposes and interests of TFC pursuant to this Agreement, without the prior written consent of TFC, which consent may be withheld or granted in TFC's sole discretion.

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

9.1. Books and Records. A/E shall keep and maintain under generally accepted accounting principles full, true and complete records, as are necessary to fully disclose to TFC or the United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with the terms and conditions of this Agreement and all state and federal regulations and statutes.

9.2. Inspections and Audits. A/E agrees that all relevant records related to this Agreement or any work product under this Agreement, including practices of its Subcontractors, shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of A/E where such records may be found, with or without notice by the Texas State Auditor's Office ("SAO"), the contracting agency or its contracted examiners, or the Office of the Texas Attorney General, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives. All Subcontracts shall reflect the requirements of this section. In addition, pursuant to Texas Government Code, Section 2262.003, the SAO may conduct an audit or investigation of any entity receiving funds under this Agreement, including direct payments to A/E and indirect payments under a Subcontract to this Agreement; acceptance of such monies

acts as acceptance of SAO authority, under legislative audit committee direction, to audit and investigate related to those funds and the entity subject to the audit or investigation must provide SAO with access to any information SAO considers relevant to the scope of the audit or investigation.

9.3. Records Retention. All records relevant to this Agreement shall be retained for a minimum of seven (7) years. This retention period runs from the date of payment for the relevant goods or services by TFC, or from the date of termination of the Agreement, whichever is later. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative proceeding or litigation which may ensue.

9.4. Confidentiality Provisions Applicable to A/E.

9.4.1. Protection of Confidential Information. A/E hereby acknowledges, understands and agrees (i) that in the course of conducting its due diligence regarding the provision of Professional Services to TFC, certain Confidential Information, as defined below, will be disclosed to A/E; and (ii) that whether developed by TFC or others employed by or associated with TFC, all Confidential Information is, and shall remain, the exclusive and confidential property of TFC, and shall be at all times regarded, treated and protected as such by A/E in accordance with this Agreement. Failure to mark any information "Confidential" shall not affect the confidential nature of such information.

9.4.2. Definition of Confidential Information. "Confidential Information" shall mean all information, whether or not originated by TFC, which is used in, or a part of, TFC's business and operations and is (i) proprietary to, about, or created by TFC; (ii) gives TFC some competitive advantage or the opportunity of obtaining such advantage or the disclosure of which could be detrimental to the interests of TFC; (iii) designated as "Confidential Information" by TFC, or from all the relevant circumstances should reasonably be assumed by A/E to be confidential and proprietary to TFC; or (iv) not generally known by A/E. Such Confidential Information includes, but is not limited to, the following types of information and other information of a similar nature (whether or not reduced to writing or designated as confidential).

9.4.2.1. Work product resulting from, or related to, work, projects, or services performed or to be performed by TFC for A/E and/or for actual and potential Using Agencies that are related to the business and/or operations of TFC, including but not limited to, methods, processes, procedures, analysis, techniques, and audits used in connection therewith.

9.4.2.2. Computer software of any type or form in any stage of actual or anticipated research and development, including, but not limited to, programs and program modules, routines and subroutines, processes, algorithms, design concepts, design specifications (design notes, annotations, documentation, flowcharts, coding sheets, and the like), source code, object code and load modules, programming, program patches, and system designs.

9.4.2.3. Information relating to TFC's proprietary rights prior to any public disclosure thereof, including but not limited to, the nature of the proprietary rights, production data, technical and engineering data, test data and test results, the status and details of research

and development of products and services, and information regarding acquiring, protecting, enforcing and licensing proprietary rights (including patents, copyrights and trade secrets).

9.4.2.4. Internal personnel and financial information, vendor names and other vendor information (including vendor characteristics, services, and agreements), customer lists and contacts, business plan(s), purchasing and internal cost information, internal services and operational manuals, pricing, marketing, and all other manner and methods of conducting TFC's business.

9.4.2.5. Marketing and development plans, price and cost data, price and fee amounts, pricing and billing policies, quoting procedures, marketing techniques and methods of obtaining business, forecasts and forecast assumptions and volumes, and future plans and potential strategies of TFC which have been or are being discussed.

9.4.2.6. Any information obtained from TFC regarding its pursuit or negotiation of agreements with any potential "Contracting Person" regarding a potential "Qualifying Project" as those terms are defined in Texas Government Code, Section 2267.001, as the same may be amended from time to time, including, but not necessarily limited to, the names of the Contracting Person, including their representatives, (collectively, "Business Customers"); the parties to and substance of any agreements between TFC and said Business Customers; services and data provided, or to be provided, by or to said Business Customers; and the type, quantity and specifications of products and services purchased, leased, licensed or received, or to be purchased, leased, licensed or received, by Business Customers.

9.4.2.7. "Confidential Information" shall not include information that: (i) is or becomes available to the public generally, other than as a result of disclosure by A/E in breach of the terms of this Agreement; (ii) becomes available to A/E from a source (other than TFC) which source is not, to the best of A/E's knowledge, subject to any legally binding obligation to keep the same confidential; or (iii) has been independently acquired or developed by A/E.

9.4.3. Covenants. As a consequence of A/E's acquisition or anticipated acquisition of Confidential Information, A/E will occupy a position of trust and confidence to TFC with respect to TFC's affairs and business. In view of the foregoing and of the mutual consideration to be provided to each party, A/E agrees that it is reasonable and necessary that it make the following covenants.

9.4.3.1. Both during and forever after the performance of its due diligence investigation, A/E will not disclose Confidential Information to any Person or entity other than as necessary in carrying out its duties on behalf of TFC and/or due diligence investigation, without first obtaining TFC's prior, written consent; and A/E will take all reasonable precautions to prevent inadvertent disclosure of such Confidential Information. This prohibition against A/E's disclosure of Confidential Information includes, but is not limited to, disclosing the fact that any similarity exists between the Confidential Information and information independently developed by another Person or entity, and A/E understands that such similarity does not excuse A/E from abiding by its covenant or other obligations pursuant to this Agreement.

9.4.3.2. Both during and after the conduct of its due diligence investigation, A/E

will not use, copy, or transfer Confidential Information other than as necessary in carrying out its duties on behalf of TFC and/or due diligence investigation, without first obtaining prior written consent of TFC, and will take all reasonable precautions to prevent inadvertent use, copying, or transfer of such Confidential Information. This prohibition against A/E's use, copying, or transfer of Confidential Information includes, but is not limited to, selling, licensing or otherwise exploiting, directly or indirectly, any products or services (including software in any form) that embody or are derived from Confidential Information.

9.4.3.3. A/E agrees not to make any written use of or reference to TFC's name or registered or unregistered trademarks (or any names under which TFC conducts business or operations) for any marketing, public relations, advertising, display or other business purpose or make any use of TFC's facilities for any activity related to the express business purposes and interests of TFC pursuant to this Agreement, without the prior written consent of TFC, which consent may be withheld or granted in TFC's sole and absolute discretion.

9.4.3.4. A/E agrees not to utilize, either directly or indirectly, any Confidential Information in order to facilitate or create direct business relationships with Business Customers of TFC.

9.4.4. Open Records Request or Similar Requests for Information. In the event that A/E receives a request to disclose all or any part of the Confidential Information under the terms of the Texas Public Information Act, a subpoena or other order issued by a court of competent jurisdiction or by another governmental agency, A/E shall: (i) notify TFC of the existence, terms, and circumstances surrounding such a request within one (1) business day of the receipt of the request; (ii) notify the entity requesting the information that such a request for information should be submitted to TFC, not A/E; (iii) provide the entity requesting the information the contact information of TFC's public information coordinator; and (iv) forward all responsive information to TFC within two (2) business days of the receipt of the request.

9.5. Confidentiality Provisions Applicable to TFC. Subject to the provisions of Section 9.6 below, TFC shall keep confidential all information, in whatever form, produced, prepared, or observed by A/E to the extent that such information is: (i) confidential by law; (ii) marked or designated "confidential," or words to that effect, in a font size no smaller than 14 point, by A/E; or (iii) information that TFC is otherwise required to keep confidential by this Agreement.

9.6. Public Records. Notwithstanding any provisions of this Agreement to the contrary, A/E understands that TFC will comply with the Texas Public Information Act, Texas Government Code, Chapter 552. If contacted by TFC, A/E will cooperate with TFC in the production of documents responsive to the request. A/E agrees to provide the documents responsive to the request in the format and within the time frame specified by TFC. A/E 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, A/E 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 Agreement and/or any amendment to this Agreement. This Agreement

and/or any amendment to this Agreement and all data and other information generated or otherwise obtained in its performance is subject to the Texas Public Information Act. A/E agrees to maintain the confidentiality of information received from the State of Texas during the performance of this Agreement, including information which discloses confidential personal information particularly, but not limited to, social security numbers. Furthermore, A/E is required to make any information created or exchanged with the State pursuant to this Agreement, 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.

X. INSURANCE

10.1. Insurance Requirements. All persons who enter into an agreement to provide professional services (hereinafter referred to as "Agreement"), including, but not limited to, professional engineering services and/or professional architectural services, as defined in Texas Government Code, Chapter 2254, Subchapter A (hereinafter collectively referred to as "A/E") with the State of Texas, by and through the Texas Facilities Commission (hereinafter referred to as "TFC"), must comply with the insurance requirements established by the particular program area of TFC before the A/E is authorized to commence providing those professional services.

10.2. Required Insurance Coverages. The required insurance coverages for this particular project are as follows.

10.2.1. Workers' Compensation and Employers' Liability Insurance. By execution of an Agreement, A/E thereby certifies, pursuant to Texas Labor Code Section 406.096(a), that A/E provides workers' compensation and employers' liability insurance for all employees employed on this public project with limits of not less than: (i) \$1,000,000 each accident; (ii) \$1,000,000 disease each employee; and (iii) \$1,000,000 disease policy limit.

10.2.1.1. Pursuant to Texas Labor Code Section 406.096(b), A/E shall require each Subcontractor to certify in writing to the A/E that said Subcontractor provides workers' compensation and employers' liability insurance for all of Subcontractor's employees employed on this public project. In keeping with Sections 5.2.8 and 5.2.9 of Exhibit A, the 2015 Uniform General Conditions, Owner is entitled, upon request and without expense, to receive copies of Subcontractor's written certifications.

10.2.1.2. The policy must include an Other States Endorsement to include the State of Texas if A/E's business is domiciled outside the State of Texas.

10.2.1.3. The policy shall be endorsed to include Waiver of Subrogation in favor of TFC.

10.2.2. Commercial General Liability. Commercial general liability insurance coverage including premises; operations; blanket contractual liability coverage assumed under the Agreement and all contracts relative to the Project, including independent contractor's liability pursuant to unamended ISO, or its equivalent; products and completed operations; and extended

to include explosion, collapse, and underground hazards, with a combined single limit of \$1,000,000 per occurrence for coverages A and B; and a general aggregate of \$2,000,000.

10.2.2.1. The policy shall include endorsement CG2503, Amendment of Aggregate Limits of Insurance (per Project), or its equivalent.

10.2.2.2. The policy shall be endorsed to include Additional Insured status in favor of TFC.

10.2.2.3. The policy shall be endorsed to include Waiver of Subrogation in favor of TFC.

10.2.2.4. The policy shall be endorsed to include thirty (30) Day Notice of Cancellation, ten (10) Days for Non-Payment of Premium, in favor of TFC.

10.2.3. Business Automobile Liability Insurance. Business automobile liability coverage for all owned, non-owned, and hired vehicles with a minimum combined single limit of \$1,000,000 per accident for bodily injury and property damage. Alternate acceptable limits are \$1,000,000 bodily injury per person, \$1,000,000 bodily injury per accident, and at least \$1,000,000 property damage liability per accident.

10.2.3.1. No aggregate shall be permitted.

10.2.3.2. Such insurance must include coverage for loading and unloading hazards.

10.2.3.3. The policy shall be endorsed to include Additional Insured status in favor of TFC.

10.2.3.4. The policy shall be endorsed to include Waiver of Subrogation in favor of TFC.

10.2.3.5. The policy shall be endorsed to include thirty (30) Day Notice of Cancellation, ten (10) Days for Non-Payment of Premium, in favor of TFC.

10.2.4. Architect/Engineers Professional Liability Insurance.

10.2.4.1. Architect/Engineers professional liability/errors and omissions coverage with a minimum limit of \$1,000,000 per claim and in the aggregate to pay on behalf of the insured all sums which the insured shall become legally obligated to pay as damages by reason of any negligent act, error, or omission committed with respect to plans, maps, drawings, analysis, reports, surveys, change orders, designs, or specifications prepared by the insured.

10.2.4.2. A/E shall maintain this coverage for the duration of this Agreement or for not less than twenty-four (24) months following completion of the Project, whichever is longer.

10.2.4.3. The policy shall be endorsed to include thirty (30) Day Notice of Cancellation, ten (10) Days for Non-Payment of Premium, in favor of TFC.

10.2.5. Umbrella Liability Insurance. Umbrella liability insurance for a period not to expire or terminate prior to the expiration of all warranty periods, insuring Architect/Engineer for an amount of not less than \$1,000,000, which provides coverage at least as broad as, and applies in excess and follows form of, the primary liability coverages required hereinabove. The policy shall provide coverage where underlying primary insurance coverage limits are exhausted or otherwise unavailable or inadequate to cover a loss.

10.3. General Requirements for All Insurance. The following provisions shall apply to all insurance requirements.

10.3.1. Deductibles and Self-Insured Retentions. A/E shall be responsible for all deductibles and self-insured retentions, if any, stated in the policies. All deductibles and self-insured retentions shall be disclosed on the certificates of insurance.

10.3.2. Claims-Made Policies. If coverage is underwritten on a claims-made basis, the retroactive date for the policy and all renewals shall be coincident with the date of the Agreement and the certificate of insurance shall state that the coverage is claims-made and the retroactive date. Any premiums for this extended reporting period shall be paid by A/E.

10.3.3. Additional Policy Requirements. In the event the primary insurance policy does not so provide, A/E shall obtain and maintain endorsements for each deficient policy, or provide such other document(s) as may be approved in advance by TFC, that satisfy all of the following requirements.

10.3.3.1. Naming "Texas Facilities Commission, P.O. Box 13047, Austin, Texas 78711, its officials, directors, employees, representatives, and volunteers" as additional insureds, provided however, this requirement does not apply to professional liability insurance or workers' compensation insurance.

10.3.3.2. The policy, or such other document(s) as may be acceptable to TFC, must obligate the insurer, or a third-party acceptable to TFC, to notify the Texas Facilities Commission, Attention: Insurance Specialist, P.O. Box 13047, Austin, Texas 78711, of any (i) non-renewal; (ii) cancellation; or (iii) material changes, in writing, as soon as is reasonably possible prior to any such non-renewal, cancellation or change.

10.3.3.3. "Material Change" means any of the following changes to the Policy during the term of the Policy: (i) a change in the Policy period; (ii) a material revision to, or removal of, a coverage section; (iii) a reduction of the amount of limits of insurance, provided such reduction is not the result of payment of damages, medical expenses, or claim expenses; or (iv) an increase of the amount of any self-insured retention(s).

10.3.3.4. As to those policies wherein TFC is an additional insured, said insurance coverages must be primary and non-contributing with respect to insurance or self-insurance carried by TFC, if any.

10.3.4. No Commencement of Work. A/E shall not, nor allow any Subcontractor(s) to, commence the performance of Professional Services under this Agreement until the proof of

satisfaction of the insurance requirements has been received and approved by TFC. However, any approval of the proof of satisfaction of the insurance requirements by TFC shall not relieve or decrease the liability of A/E hereunder.

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

10.3.6. No Cancellation or Lapse. A/E shall not cause or permit any required insurance to cancel or lapse prior to the expiration of all warranty periods, provided however, policy duration for architect/engineers professional liability/errors & omissions coverage is not governed by this provision. A/E must update all expired policies prior to submission of any Application for Payment.

10.3.7. Notice of Erosion. A/E shall provide TFC with thirty (30) days written notice of erosion of any aggregate limits below the minimum amounts required by the Agreement.

10.3.8. Right to Review. TFC reserves the right to review the insurance requirements and to require deletion, revision, and/or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulations that are binding upon TFC, A/E, or the underwriter) on any such policies when deemed necessary and prudent by TFC based upon changes in statutory law, court decisions, or the claims history of the industry and/or of A/E, provided however, such modifications must be commercially available to A/E. TFC shall make an equitable adjustment to the Contract Sum for any additional cost resulting therefrom.

10.3.9. Losses Paid by A/E. Actual losses not covered by the required insurance shall be paid by A/E.

10.3.10. Failure to Obtain, Maintain or Renew. Failure to timely obtain, maintain and/or renew the insurance policies as required may, at the sole discretion of TFC, subject A/E to, among all other available remedies, at law and in equity, the following.

10.3.10.1. Disqualification from eligibility to participate in any other or future projects with TFC.

10.3.10.2. Suspension of Work for cause.

10.3.10.3. In the event A/E fails to timely renew or pay any of the renewal premiums for any expiring policies, TFC shall have the right (but not the obligation) to: (i) make such payments; and/or (ii) acquire replacement coverage, and thereafter set off the amount(s) or costs thereof against the next payment(s) coming due to A/E under the Agreement or under any other agreement between TFC and A/E.

10.3.10.4. TFC may withhold any payments due to A/E from this Project or any other TFC project until satisfaction is achieved.

10.3.11. TFC a Third-Party Beneficiary. TFC shall be a third-party beneficiary of any agreement(s) between A/E and any and all Persons who procure, or cause to be procured, the above-described insurance coverages, and all renewals thereof, for the Project.

10.3.12. Required Insurance Coverages No Effect On Indemnifications. The insurance and insurance limits required herein shall not be deemed as a limitation on A/E's liability under the indemnifications granted to TFC.

10.3.13. No Warranty That Insurance Limits Will Be Adequate to Fully Protect A/E. The insurance requirements set out herein shall not be interpreted as any representation or warranty that the insurance coverage and limits will necessarily be adequate to fully protect A/E.

XI. MISCELLANEOUS PROVISIONS

11.1 Indemnification.

11.1.1. ACTS OR OMISSIONS. A/E SHALL INDEMNIFY AND HOLD HARMLESS TFC, 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 A/E 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 A/E WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND A/E MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE ATTORNEY GENERAL. A/E AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. THIS SECTION IS NOT INTENDED TO AND SHALL NOT BE CONSTRUED TO REQUIRE A/E TO INDEMNIFY OR HOLD HARMLESS THE STATE OR TFC FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF TFC OR ITS EMPLOYEES (TEX GOV'T CODE SECTION 2254.0031).

11.1.2. INFRINGEMENTS. A/E 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 A/E PURSUANT TO THIS AGREEMENT. A/E AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. A/E SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE INCLUDING ATTORNEYS' FEES. THE DEFENSE SHALL BE COORDINATED BY A/E WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND A/E MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE

FROM THE OFFICE OF THE ATTORNEY GENERAL. A/E 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 A/E'S WRITTEN APPROVAL, (iii) ANY MODIFICATIONS MADE TO THE PRODUCT BY THE A/E 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. IF A/E BECOMES AWARE OF AN ACTUAL OR POTENTIAL CLAIM, OR TFC PROVIDES A/E WITH NOTICE OF AN ACTUAL OR POTENTIAL CLAIM, A/E MAY (OR IN THE CASE OF AN INJUNCTION AGAINST TFC, SHALL), AT A/E'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-INFRINGEMENT. THIS SECTION IS NOT INTENDED TO AND SHALL NOT BE CONSTRUED TO REQUIRE A/E TO INDEMNIFY OR HOLD HARMLESS THE STATE OR TFC FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF TFC OR ITS EMPLOYEES (TEX GOV'T CODE SECTION 2254.0031).

11.1.3. TAXES/WORKERS' COMPENSATION/UNEMPLOYMENT INSURANCE – INCLUDING INDEMNITY. A/E AGREES AND ACKNOWLEDGES THAT DURING THE EXISTENCE OF THIS AGREEMENT, A/E SHALL BE ENTIRELY RESPONSIBLE FOR THE LIABILITY AND PAYMENT OF A/E'S AND A/E'S EMPLOYEES' TAXES OF WHATEVER KIND, ARISING OUT OF THE PERFORMANCES IN THIS AGREEMENT. A/E 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 A/E, 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. A/E 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. A/E SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE INCLUDING ATTORNEYS' FEES. THE DEFENSE SHALL BE COORDINATED BY A/E WITH THE OFFICE OF THE ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND A/E MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE ATTORNEY GENERAL. A/E AND TFC

AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. THIS SECTION IS NOT INTENDED TO AND SHALL NOT BE CONSTRUED TO REQUIRE A/E TO INDEMNIFY OR HOLD HARMLESS THE STATE OR TFC FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF TFC OR ITS EMPLOYEES (TEX GOV'T CODE SECTION 2254.0031).

11.1.4. ENGINEERING AND ARCHITECTURE. A/E SHALL INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS AND TFC, 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 DAMAGES, COSTS, ATTORNEY FEES, AND EXPENSES TO THE EXTENT CAUSED BY, ARISING OUT OF, OR RESULTING FROM ANY ACTS OF NEGLIGENCE, INTENTIONAL TORTS, WILLFUL MISCONDUCT, PERSONAL INJURY OR DAMAGE TO PROPERTY, AND/OR OTHERWISE RELATED TO A/E'S PERFORMANCE, AND/OR FAILURES TO PAY A SUBCONTRACTOR OR SUPPLIER BY THE A/E OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, CONSULTANTS UNDER CONTRACT TO A/E, OR ANY OTHER ENTITY OVER WHICH THE CONTRACTOR EXERCISES CONTROL, OR SUPPLIERS OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THE AGREEMENT. THE DEFENSE SHALL BE COORDINATED BY A/E WITH THE OFFICE OF THE TEXAS ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND A/E MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE TEXAS ATTORNEY GENERAL. A/E AND TFC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. THIS SECTION IS NOT INTENDED TO AND SHALL NOT BE CONSTRUED TO REQUIRE A/E TO INDEMNIFY OR HOLD HARMLESS THE STATE OR TFC FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF TFC OR ITS EMPLOYEES (TEX GOV'T CODE SECTION 2254.0031).

11.2. Historically Underutilized Businesses ("HUBs"). In accordance with state law, it is TFC's policy to assist HUBs, 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 A/E's obligations with TFC. If A/E subcontracts with others for some or all of the services to be performed under this Agreement, A/E shall comply with all HUB requirements pursuant to Chapter 2161 of the Texas Government Code. A copy of the Approved HUB Subcontracting Plan is attached hereto and incorporated herein for all purposes as Exhibit H. When required, A/E shall submit an updated HSP. Upon TFC approval of HSP update(s), such update(s) shall become, without further notice or action, a part of the incorporated Exhibit H. A copy of the HUB Subcontracting Plan ("HSP") Form is attached hereto and incorporated herein for all purposes as Exhibit I. Prior to execution of an Amendment, an updated HSP must be approved by TFC. A/E shall provide the HUB program of TFC with pertinent details of any participation by a HUB in fulfilling the duties and obligations arising hereunder on the HSP Progress

Assessment Reporting (“PAR”) Form, a copy of which is attached hereto and incorporated herein for all purposes as Exhibit J.

11.3. Requirement to Utilize HUB Compliance Reporting System. Pursuant to Texas Administrative Code, Title 34 §§ 20.85(f)(1)(2) and 20.287(b), TFC administers monthly administration HSP-PAR compliance monitoring through its HUB Compliance Reporting System commonly known as B2G. A-E’s and A/E’s subcontractors/subconsultants shall submit required PAR information into the B2G system. Any delay in the timely submission of PAR information into the B2G system will be treated as an invoicing error subject to dispute under Tx. Gov’t Code Section 2251.042.

11.4. Relationship of the Parties. A/E is associated with TFC only for the purposes and to the extent specified in this Agreement, and with respect to performance of the contracted services pursuant to this Agreement, A/E is and shall be an independent contractor. Subject only to the terms of this Agreement, A/E shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement 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 A/E or any other party. A/E 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 to the State Employees Retirement System; (v) accumulation of vacation leave or sick leave; or (vi) unemployment compensation coverage provided by the State.

11.5. No Assignment and Subcontracts. A/E shall neither assign, transfer, nor delegate any rights, obligations, or duties under this Agreement without the prior written consent of TFC. Notwithstanding the foregoing, it is mutually understood and agreed that A/E may engage Subcontractors to perform some or all of the Professional Services. In any approved Subcontracts, A/E shall legally bind such Subcontractor to perform and make such Subcontractor subject to all the duties, requirements, and obligations of A/E specified herein. Nothing herein shall be construed to relieve A/E of the responsibility for ensuring that the goods delivered and/or the services rendered by A/E and/or any of its Subcontractors comply with all the terms and provisions of this Agreement. A/E must provide written notification to TFC of any such Subcontractor performing work under this Agreement, including the name and taxpayer identification number of Subcontractor, the task(s) being performed, and the number of Subcontractor employees expected to work on the task.

11.6. Drug Free Work Place. A/E, A/E’s employees and all Subcontractors 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 A/E, A/E’s employees, and all Subcontractors shall comply with the relevant provisions thereof, including any amendments to the final rule that may hereafter be issued.

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Stanley Consultants, Inc.
RFQ No. 303-0-00847
Project No. 20-009-5758

11.7. No Smoking. All facilities where work is to be performed are nonsmoking buildings. A/E's employees and Subcontractors are prohibited from smoking in all areas except in areas designated for smoking.

11.8. Notices. All notices, demands and requests required in this Agreement (hereinafter referred to as "Notices") must be in writing and shall be deemed to have been properly delivered and received (i) three (3) business days after deposit in a regularly maintained receptacle for the United States Postal Service, certified mail, return receipt requested with adequate postage prepaid; or (ii) one (1) business day after deposit with Federal Express or other comparable overnight delivery system for overnight delivery with all costs prepaid. All Notices hereunder shall be addressed as follows:

If to TFC: Texas Facilities Commission
Attention: Legal Services
1711 San Jacinto Boulevard, Suite 400
Austin, Texas 78701

With a copy to: Texas Facilities Commission
Attention: John S. Raff, Deputy Executive Director
1711 San Jacinto Boulevard, Suite 400
Austin, Texas 78701

If to A/E: Stanley Consultants, Inc.
Attention: Jesse Cabrera, P.E., Business Development Manager
6836 Austin Center Boulevard, Suite 360
Austin, Texas 78731
Phone: (512) 427-3616
E-Mail: CabreraJesse@stanleygroup.com

Either party hereto may change its address by giving the other party written notice thereof at least five (5) business days in advance of the effective date for such new address.

11.9. Name and Organizational Changes. 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. TFC may terminate the Contract due to any change to Contractor that materially alters Contractor's ability to perform under the Contract.

11.10. Electronic and Information Resources Accessibility Standards. (i) 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. (ii) 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" (<https://app.buyaccessible.gov/baw/Main.jsp>). 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/>.

11.10.1. Cybersecurity Training Required. If A/E has "access," as that term is defined in 1 Tex. Admin. Code § 202.1, to any state computer system or database, then, pursuant to Tex. Gov't Code § 2054.5192, A/E and its subcontractors, officers, and employees shall complete a cybersecurity training program certified under Tex. Gov't Code § 2054.519. The cybersecurity training program must be completed by the A/E and its subcontractors, officers and employees during the term and any renewal period of the Agreement. A/E shall verify completion of the training program to TFC pursuant to, and in accordance with, Tex. Gov't Code § 2054.5192.

11.11. Governing Law and Venue. This Agreement 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 pursuant to this Agreement shall be in a court of competent jurisdiction in Travis County, Texas. A/E hereby irrevocably waives any objection, including any objection to personal jurisdiction or the laying of venue or based on the grounds of forum non conveniens, which it may now or hereafter have to the bringing of, or responding to, any action or proceeding in such jurisdiction with respect to this Agreement or any document related hereto.

11.12. Proper Authority. The parties hereto represent and warrant that the Person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement. A/E acknowledges that this Agreement is effective only for the period of time specified in the Agreement.

11.13. Force Majeure. Any delays in or failure of performance by either party, except in respect of the obligation for payments under this Agreement, shall not constitute default hereunder if and

to the extent such delays or failure of performance are caused solely 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 (hereinafter referred to as "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 notify the other party of the Force Majeure event in writing within forty-eight (48) hours of the commencement of the Force Majeure event, and within forty-eight (48) hours of the termination of the Force Majeure event. In the event said party fails to timely provide either of the above-described notices, such failure shall constitute, without further notice or action, a waiver of the right to claim Force Majeure for such event. If possible, the 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 nonperformance continues for more than thirty (30) days, TFC may terminate this Agreement immediately upon written notification to A/E. Changes in the schedule or in the design or scope of the Project as a result of any Force Majeure which affect the cost of the A/E's services under this Agreement require a written amendment to this Agreement.

11.14. Dispute Resolution. Claims, disputes, and other matters in question arising out of or relating to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institutions of legal or equitable proceedings by either party. Failure to follow the dispute resolution process below shall result in any claim filed by A/E in a court of law having jurisdiction over the claim to be summarily dismissed. Subject to Texas Government Code, Section 2260.002, the dispute resolution process provided for in Chapter 2260 of the Texas Government Code shall be used by the parties to attempt to resolve all disputes arising under this Agreement. In accordance with the Texas Civil Practice and Remedies Code, Section 114.005, the parties agree claims encompassed by Texas Government Code, Section 2260.002(3) and Texas Civil Practice and Remedies Code, Section 114.002 shall be governed by the following dispute resolution process:

11.14.1. Claims for Breach of Contract and Counterclaims.

11.14.1.1. A/E may make a claim against TFC for breach of a contract between TFC and A/E. TFC may assert a counterclaim against A/E.

11.14.1.2. A/E must provide written notice to TFC of a claim for breach of contract not later than one hundred eighty (180) days after the date of the event giving rise to the claim.

11.14.1.3. The notice must state with particularity: (i) the nature of the alleged breach; (ii) the amount A/E seeks as damages; and (iii) the legal theory of recovery.

11.14.1.4. TFC must assert, in a writing delivered to A/E, any counterclaim not later than the sixtieth (60th) day after the date of notice of a claim under this Section.

11.14.2. Damages. Damages may include the following.

11.14.2.1. The total amount of money recoverable on a claim for breach of contract under this Section may not, after deducting the amount specified in Section 11.14.2.2, below, exceed an amount equal to the sum of:

11.14.2.1.1. the balance due and owing on the contract price;

11.14.2.1.2. the amount or fair market value of orders or requests for additional work made by a unit of state government to the extent that the orders or requests for additional work were actually performed; and

11.14.2.1.3. any delay or labor-related expense incurred by the A/E as a result of an action of or a failure to act by the unit of state government or a party acting under the supervision or control of the unit of state government.

11.14.2.2. Any amount owed the unit of state government for work not performed under a contract or in substantial compliance with its terms shall be deducted from the amount in Section 11.14.2.1 above.

11.14.2.3. Any award of damages under this Agreement may not include:

11.14.2.3.1. consequential or similar damages, except delays or labor-related expenses described by Section 11.14.2.1.3 above;

11.14.2.3.2. exemplary damages;

11.14.2.3.3. any damages based on an unjust enrichment theory;

11.14.2.3.4. attorney's fees; or

11.14.2.3.5. home office overhead.

11.14.3. Negotiation. TFC's general counsel shall examine the claim and any counterclaim and negotiate with A/E in an effort to resolve them. The negotiation must begin no later than one hundred twenty (120) days after the date the claim is received. TFC's administrative rules located at Title 1, Part 5, Section 111.31 of the Texas Administrative Code apply to this Agreement and govern the negotiation of any dispute arising from this Agreement. In the event negotiation results in the resolution of some disputed issues by agreement or in a settlement, the parties shall reduce the settlement to writing, and each party shall sign the settlement. A partial settlement or resolution of a claim does not waive a party's rights as to the parts of the claim that are not resolved.

11.14.4. Mediation. Before the one hundred twentieth (120th) day after the date the claim is filed with TFC and before the expiration of any extension of time mutually agreed upon, the parties shall agree to mediate a claim made under this Agreement. TFC's administrative rules located at Title 1, Part 5, Section 111.31 of the Texas Administrative Code apply to this Agreement and govern the mediation of any dispute arising from this Agreement.

11.14.5. Adjudication. A/E may adjudicate any claim in accordance with and to the extent permitted under the Texas Civil Practice and Remedies Code, Chapter 114 or the Texas Government Code, Chapter 2260 only after both parties have completed mediation of the claim in question.

11.14.6. Payment of Claims. In accordance with the Texas Civil Practice and Remedies Code, Section 114.011, TFC may pay a claim resolved under Section 11.14 only from money appropriated to it for payment of contract claims or for payment of the contract that is the subject of the claim. If money previously appropriated for payment of contract claims or payment of the contract is insufficient to pay the claim or settlement, the balance of the claim may be paid only from money appropriated by the legislature for payment of the claim. Chapter 304 of the Texas Finance Code applies to a judgment awarded to a claimant, except that the applicable rate of interest may not exceed the maximum rate allowed by applicable Laws and Regulations. Consistent with the Texas Civil Practice and Remedies Code, Section 114.011, property owned by the State or any unit of state government is not subject to seizure, attachment, garnishment, or any other creditors' remedy to satisfy a judgment on a breach of contract claim.

11.14.7. Representation of TFC. The Office of the Texas Attorney General shall defend TFC in any proceeding or adjudication conducted in conjunction with a claim brought under this Section 11.14.

11.15. Legal Construction and Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision there shall be substituted a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

11.16. Multiple Counterparts. This Agreement 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.

11.17. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their representatives, successors and assigns.

11.18. Limitation on Authority and No Other Obligations. A/E shall have no authority to act for or on behalf of TFC or the State of Texas except as expressly provided for in this Agreement; no other authority, power, or use is granted or implied. A/E may not incur any debts, obligations, expenses, or liabilities of any kind on behalf of TFC or the State of Texas.

11.19. Limitation on Adjudication Awards. In the event A/E brings a civil suit against TFC and prosecutes it to final judgment pursuant to Chapter 114 of the Code, any recovery by A/E shall be specifically limited to the balance due and owed by TFC on the Agreement as it may have been amended, including any amounts owed by written change orders. Pre-judgment and post-judgment interest shall be limited to the rate of three percent (3.0%) per annum. A/E HEREBY WAIVES ALL CLAIMS FOR MONETARY DAMAGES FOR ANY AMOUNT THAT MAY

BE CLAIMED: (i) FOR THE INCREASED COST TO PERFORM WORK AS A DIRECT RESULT OF OWNER-CAUSED DELAYS OR ACCELERATION; (ii) BASED UPON AN UNJUST ENRICHMENT THEORY; (iii) FOR CONSEQUENTIAL AND EXEMPLARY DAMAGES; and (iv) FOR DAMAGES FOR ANY UNABSORBED HOME OFFICE OVERHEAD.

11.20. No Waiver of Sovereign Immunity. Except as may be expressly and specifically provided otherwise by Chapter 114, Texas Civil Practice and Remedies Code, nothing in this Agreement shall be construed as a waiver of sovereign immunity; nor constitute or be construed as a waiver of any of the privileges, rights, defenses, remedies, or immunities available to the State of Texas, TFC or the Using Agency. 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 the Agreement 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.

11.21. No Implied Waiver. The failure of a party to insist at any time upon the strict performance of any covenant or agreement or to exercise any option, right, power, or remedy contained in this Agreement shall not be construed as a waiver or a relinquishment thereof for the future.

11.22. No Third-Party Beneficiaries. This Agreement is made solely and specifically among and for the benefit of the parties named herein and the Using Agency, and their respective successors and assigns, and no other Person shall have any right, interest, or claims hereunder or be entitled to any benefits pursuant to or on account of this Agreement as a third-party beneficiary or otherwise.

11.23. Further Assurances. A/E shall take such actions and execute such other and additional documents as are reasonably necessary or desirable in order to carry out the purposes and intent of this Agreement.

11.24. Prohibition on Certain Bids and Contracts. Under Texas Government Code, Section 2155.006, relating to the prohibition of certain bids and contracts, A/E certifies that the individual or business entity named in this Agreement is not ineligible to receive the specified Agreement and acknowledges that this Agreement may be terminated and payment withheld if this certification is inaccurate. A/E represents and warrants that during the five (5) year period preceding the date of this Agreement, A/E 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.

11.25. No Presumptions for Ambiguities. Each party hereby represents and warrants that although the initial draft of this Agreement and any exhibits may have been prepared by one party, both parties have been given the opportunity to review this Agreement and those exhibits

with counsel of their choice, and have made additions, revisions, and amendments hereto. Therefore, each party hereby covenants and agrees that they are co-drafters of this Agreement and those exhibits such that any ambiguities cannot be construed against any party.

11.26. Time is of the Essence. Time is of the essence with respect to this Agreement; provided however, in the event that any of the deadlines set forth herein end on a Saturday, Sunday, or federal legal holiday, such deadline shall automatically be extended to the next day which is not a Saturday, Sunday, or federal legal holiday.

11.27. Work Made for Hire. All Work shall constitute the exclusive property of TFC. All right, title and interest in and to said Work shall automatically and without further notice or action vest in TFC upon creation and shall be deemed to be a work for hire and made in the course of the services rendered pursuant to this Agreement. To the extent that title to any such Work may not, by operation of law, vest in TFC, or such Work may not be considered a work made for hire, all rights, title and interest therein are hereby irrevocably and unconditionally assigned to TFC. TFC shall also have the right to obtain and to hold in its name any and all patents, copyrights, registrations or such other protection as may be appropriate to the subject matter, and any extensions and renewals thereof. A/E must give TFC and/or the State of Texas, as well as any person designated by TFC and/or the State of Texas, all assistance reasonably necessary to effectuate the intent of this section and to perfect the rights and interests defined herein without any charge or expense to TFC beyond those amounts payable to A/E for the services rendered under this Agreement.

11.28. False Statements: Breach of Representations. By signature to this A/E, A/E makes all the representations, warranties, guarantees, certifications and affirmations included in this Agreement. If A/E signs this Agreement with a false statement or it is subsequently determined that A/E has violated any of the representations, warranties, guarantees, certifications or affirmations included in this Agreement, A/E shall be in default under this Agreement, and TFC may terminate or void this Agreement for cause and pursue other remedies available to TFC under this Agreement and applicable law.

11.29. Abandonment and Default. If A/E defaults on this Agreement, TFC reserves the right to cancel the Agreement without notice and either re-solicit or re-award the Agreement to the next best responsive and responsible respondent. The defaulting A/E will not be considered in the re-solicitation and may not be considered in future solicitations for the same type of work.

11.30. Antitrust and Assignment of Claims. A/E represents and warrants that neither A/E nor any firm, corporation, partnership, or institution represented by A/E, or anyone acting for such firm, corporation or institution has (i) violated the antitrust laws of the State of Texas under Tex. Bus. & Com. Code, Chapter 15, or the federal antitrust laws; or (ii) communicated directly or indirectly the proposal to any competitor or any other person engaged in such line of business during the procurement process for this Agreement. A/E assigns to the State of Texas all of A/E's rights, title, and interest in and to all claims and causes of action A/E may have under the antitrust laws of Texas or the United States for overcharges associated with the Agreement.

11.31. Schedule of Exhibits. The following shall be the exhibits to this Agreement, which are contained on the Exhibits FD, and are hereby incorporated herein by reference.

11.31.1. Exhibit A. 2015 Uniform General Conditions, located at this TFC website link and numbered 5C: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>.

11.31.2. Exhibit B. 2018 Supplementary General Conditions to the 2015 Edition of the Uniform General Conditions, in PDF and located at this TFC website link: [http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-23-2018%20\(003\).pdf](http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-23-2018%20(003).pdf).

11.31.3. Exhibit C. TFC 2018 Architectural/Engineering Guidelines, Edit Date March 19, 2018, located at this TFC website link and numbered 18: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>.

11.31.4. Exhibit D. Professional Services Schedule.

11.31.5. Exhibit E. List of A/E Project Manager and Subcontractors.

11.31.6. Exhibit F. Criminal Background Checks and Application Guidelines.

11.31.7. Exhibit G. A/E's Proposal dated May 7, 2020.

11.31.8. Exhibit H. Approved HUB Subcontracting Plan.

11.31.9. Exhibit I. HUB Subcontracting Plan [Form].

11.31.10. Exhibit J. HUB Subcontracting Plan Progress Assessment Report [Form].

11.32. Survival of Terms. Termination of the Agreement for any reason shall not release A/E from any liability of obligation set forth in the Agreement 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.

{This Space Intentionally Left Blank}

TFC Contract No. 20-081-000
Stanley Consultants, Inc.
RFQ No. 303-0-00847
Project No. 20-009-5758

11.33. Entire Agreement and Modification. This Agreement 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 Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such attachment and this Agreement shall be construed consistently with the terms of this Agreement. Unless otherwise expressly authorized by the terms of this Agreement, no modification, renewal, extension, or amendment to this Agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto.

TEXAS FACILITIES COMMISSION

STANLEY CONSULTANTS, INC.

DocuSigned by:
By: Mike Novak, Executive Director
B1C9FC0A6020417...

DocuSigned by:
By: Lance M. Sulzen
8C50D6C2CC6B4BF...

Mike Novak
Executive Director

Lance M. Sulzen, P.E.
Energy, Power & Environment Market Leader

Date of Execution: 06/09/2020 | 10:20 AM CDT

Date of Execution: 06/09/2020 | 7:55 AM PDT

PM SP

GC CR

Dir MW

DED JK

Exhibit A

2015 Uniform General Conditions, located at this TFC website link and numbered 5C

<http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

Exhibit B

2018 Supplementary General Conditions to the 2015 Edition of the Uniform General Conditions, in PDF and located at this TFC website link

[http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-23-2018%20\(003\).pdf](http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/2018%20Supplementary%20Modifications%20to%20Article%205%203-23-2018%20(003).pdf)

Exhibit C

TFC 2018 Architectural/Engineering Guidelines, Edit Date March 19, 2018, located at this TFC website link and numbered 18

<http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>

Exhibit D

Professional Services Schedule

PROFESIONAL SERVICES SCHEDULE

Calendar Days	Start	Finish	Project Milestones
0	6/10/2020	6/10/2020	Kick-Off Meeting and Data Collection
43	6/11/2020	7/24/2020	Assessment Report Completion
57	7/27/2020	9/22/2020	100% Design Development (DD) Completion
14	9/23/2020	10/7/2020	TFC 100% DD Submittal Review Comments Due
7	10/8/2020	10/15/2020	Responses to 100% DD Submittal Review Comments Due
60	10/16/2020	12/15/2020	65% Design Completion
19	12/16/2020	1/4/2021	TFC 65% Submittal Review Comments Due
7	1/5/2021	1/12/2021	Responses to 65% Submittal Review Comments Due
43	1/13/2021	2/25/2021	90% Design Completion
14	2/26/2021	3/12/2021	TFC 90% Submittal Review Comments Due
7	3/15/2021	3/22/2021	Responses to 90% Submittal Review Comments Due
14	3/23/2021	4/6/2021	100% IFC Submittal
28	4/7/2021	5/5/2021	CMAR Bids Project and Compiles GMP
36	5/6/2021	6/11/2021	TFC Approves GMP
29	6/14/2021	7/13/2021	Start of Construction (One Month after TFC Approval)
352	7/14/2021	7/1/2022	End of Construction
730	Total Days		

Exhibit E

List of Project Manager and Subcontractors

**LIST OF A/E PROJECT MANAGER
 AND
 SUBCONTRACTORS
 (Name, Address & Contact Person (Project Manager))**

A. A/E Project Manager:	Stanley Consultants, Inc. _____ (Company Name) Gayle Davis, P.E. _____ (Name) 6836 Austin Center Blvd. Suite 350 Austin, Texas 78731 612-275-0672 _____ (Cell #) DavisGayle@stanleygroup.com _____ (Email)
B. Subcontractors:	
1.	Casabella Architects _____ (Company Name) Jaime Palomo _____ (Name) 3821 Juniper Trace Suite 140 Austin, Texas 78738 512-587-6969 _____ (Cell #) jpalomo@casabella-architects.com _____ (Email)
2.	Wiss, Janney, Elstner Associates, Inc. _____ (Company Name) Mark Hayes _____ (Name) 6363 North State Highway 161 Suite 550 Irving, Texas 75038 214-707-5082 _____ (Cell #) mhayes@wje.com _____ (Email)
3.	Encotech Engineering Consultants _____ (Company Name) Scott Francis _____ (Name) 8500 Bluffstone Cove Suite B-103 Austin, Texas 78759 512-338-1101 _____ (Cell #) Scott.Francis@eec-tx.com _____ (Email)
4.	_____ (Company Name) _____ (Name) _____ (Address) _____ (Cell #) _____ (Email)

Exhibit F

Criminal Background Checks and Application Guidelines

Texas Facilities Commission---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 shall be subject to a criminal background check. Any expense associated with such criminal background check shall be borne by the Contractor. Contractor's employees and subcontractors who work on TFC contracts are required to submit a criminal history background check. A criminal history background check shall be completed before any Contractor's employee or subcontractor 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 begin 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

Mandy Burrell, Manager

Office: 512-463-1799

Cell: 512-247-1290

Email:

mandy.burrell@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. MorphoTrust 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.1enrollment.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

Facilities Commission

Texas Fingerprint Service Code Form

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 G

A/E's Proposal dated May 7, 2020



STANLEYCONSULTANTS, Inc

6836 Austin Center Boulevard › Suite 350 › Austin, TX 78731
512.427.3000 › stanleyconsultants.com

May 7, 2020

Mr. Joshua Porosky
Project Manager
Texas Facilities Commission
Facilities Design & Construction
1711 San Jacinto Boulevard Austin, Texas 78701

RE: Proposal for Professional Engineering Services for Deferred Maintenance Project in Six State Buildings in Austin (TFC Project #20-009-5758)-Revision 2

Dear Mr. Porosky:

Stanley Consultants appreciates the opportunity to submit this proposal for professional Architectural/Engineering (A/E) services on the above referenced project. As requested, this proposal has been developed for both **Phase 1: Pre-Design Assessment Services** and **Phase 2: Design/Construction Administration Services** under a single Construction Manager-at-Risk (CMAR), collectively known as the **PROJECT**. In any case, it is Stanley Consultants' understanding that the terms and conditions of this project assignment agreement will be defined by the standard form of Texas Facilities Commission's (TFC) Professional Architectural/Engineering Services Agreement.

GENERAL PROJECT INFORMATION

The **PROJECT** consists of correction of numerous deferred maintenance deficiencies under a single Construction Manager-at-Risk for the following State of Texas facilities. A general summary of TFC's anticipated scope of work for each building has been provided for reference.

1. **P35A – TCEQ Park 35 Building A, 12100 Park 35 Circle**
2. **P35B – TCEQ Park 35 Building B, 12100 Park 35 Circle**
3. **P35C – TCEQ Park 35 Building C, 12100 Park 35 Circle**
4. **P35D – TCEQ Park 35 Building D, 12100 Park 35 Circle**
5. **P35E – TCEQ Park 35 Building E, 12100 Park 35 Circle**
6. **PROM – Promontory Point Building, 4044 Promontory Point Dr.**

The overall purpose of the Phase 1 Assessment will be to identify and prioritize deferred maintenance items within the various buildings, develop preliminary opinion of probable construction costs (OPCC) for these items, and establish a targeted scope of work for Phase 2 design and construction. The **PROJECT** will focus primarily on the assessment, cost estimation, design, documentation, and construction administration required for the remediation of deferred maintenance work items. The work consists of, but is not limited to, replacement of AHUs, RTUs, chillers, boilers, pumps, air distribution systems, building controls, plumbing systems, life safety systems, building security systems, building exterior water infiltration, waterproofing, weatherproofing, sitework, access/egress improvements, architectural finishes, electrical power and lighting improvements, and other necessary incidental scopes of work related to or made necessary by the execution of the aforementioned building deficiencies.

PHASE 1

Architectural and Engineering scope of services shall include, but not be limited to, the following:

1. Detailed on-site investigations, review of existing documents, verify and validate items in existing deficiencies list requested for correction. Utilize the deficiency list provided in the solicitation and created by Stanley Consultants during the previous DM project.



Mr. Josh Porosky
 Proposal for Professional A/E Services for DM Projects for Park 35 Complex
 and Promontory Point (Project No. 20-009-5758)
 May 7, 2020
 Revision 2

2. A list of necessary testing and inspections to be provided to TFC including, but not limited to, ADA, Commissioning, Testing and Balancing, Environmental, and Construction Materials testing.
3. Assistance in evaluation and interview of General Contactor/Construction Manager-at-Risk selection.
4. Assistance to Construction Manager-at-Risk to prepare order-of-magnitude cost estimates for correction of deficiencies by repair or replacement, as recommended by the A/E.
5. Assistance in developing priorities for adjusting scope of work to match available funding.
6. Research, evaluate, and present to TFC any energy conservation strategies and alternatives for consideration, including the availability of rebates from the local utility. If rebates are available, coordinate with the local utility to complete all necessary documentation to accomplish rebates.
7. Presentation of findings to TFC for review and approval. Upon acceptance of Phase 1 findings and authorization by TFC, proceed with Phase 2.

PHASE 2

Architectural and Engineering scope of services shall include, but not be limited to, the following:

1. Detailed design and documentation of construction plans and specifications.
2. Provide TFC with a list of items to be tested and/or inspected including, but not limited to, ADA, Commissioning, Testing and Balancing, Environmental, and Construction Materials testing.
3. Coordinate with third-party commissioning agent throughout design and construction administration.
4. Assist Construction Manager-at-Risk during subcontractor solicitation for development of Guaranteed Maximum Price.
5. Construction Administration. Project requires frequent site visits during all phases of design services and construction administration including shutdowns, Progress and Owner Meetings, answering RFIs, reviewing PCOs, and issuing ITCs or equivalent instruction to CMR.
6. Provide TFC with a list of newly installed equipment. Information to include, but not limited to, name of equipment, start-up date, locations, brand name, model number, and serial number.
7. Warranty management.
8. Project closeout.

A/E services shall be offered with the understanding of full compliance with non-discrimination requirements of the State of Texas by the A/E.

PROJECT SCOPE OF WORK

Upon written authorization from TFC to proceed with the PROJECT, Stanley Consultants, and its subconsultants, (CONSULTANT) shall perform Basic Services as follows:

PHASE 1 – ASSESSMENT

1. The following information and services shall be provided by TFC to provide a basis of design for the project. TFC should note that delays in receiving this information may impact the project schedule and completion of the preliminary design.
 - a. Full information as to TFC's requirements for PROJECT including design objectives and constraints; space, capacity, and performance requirements; flexibility; expandability; and any budgetary limitations.
 - b. TFC A/E Design Guidelines, most recent edition.
 - c. Record drawings for each of the six buildings.



- d. Existing hazardous material investigation survey reports including findings for each of the six buildings.
 - e. TFC badge authorization/requisition forms and badging assistance from TFC's Project Manager.
 - f. Assist CONSULTANT by organizing and directing internal project stakeholders to provide timely comment, input, and contributions to the PROJECT.
 - g. Assist CONSULTANT by organizing and granting timely building access including, but not limited to, badge access and maintenance room access.
 - h. Full information as to TFC's requirements for PROJECT including design objectives and constraints; space, capacity, and performance requirements; flexibility; expandability; and any budgetary limitations.
2. Identify and analyze requirements of following governmental authorities having jurisdiction to approve portions of PROJECT and with whom consultation is to be undertaken:
 - a. Texas Facilities Commission
 - b. Texas Department of Insurance - State Fire Marshal's Office
 - c. Texas Department of Labor Relations – Texas Accessibility Standards
 - d. State Energy Conservation Office
 - e. City of Austin
 - f. Austin Energy
 - g. Other agencies as deemed necessary
 3. Prepare initial PROJECT schedule, distribute to TFC for review, and update it prior to review meetings as appropriate.
 4. If feasible, evaluate one alternative solution, as necessary, for the deficiency item; and after consultation with TFC, recommend those solutions which in CONSULTANT's judgment, best meet TFC's requirements for PROJECT.
 5. Prepare report containing, as appropriate, written description, schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate considerations involved, alternative solutions available to TFC, and CONSULTANT's findings and recommendations, with Opinion of Probable Construction Cost. Input deficiency data into TFC's Excel spreadsheet. Work tasks to be performed by CONSULTANT in making this study and preparing the report include:
 - a. Review of existing documents listed above and items in existing deficiency list, provided by TFC, requested for corrections.
 - b. Perform an exploratory field investigation to review deficiency list.
 - c. Meet with TFC, building managers, maintenance staff, and building occupants to review and verify deficiency list. Identify, discuss, and document additional previously unknown deficiency list items during this meeting.
 - d. Perform field investigation of existing facilities, verify and validate items in existing deficiency list requested for correction, and identify any new deficiency items to be added to the list. CONSULTANT shall prioritize and adjust the deficiency list based on CONSULTANT'S professional judgment and opinion, and discussions with TFC to determine the priority for each item based upon the urgency of corrective action required.
 - e. Identify codes, rules, and regulations that apply to this PROJECT.
 - f. Prepare sketches and photographs to indicate CONSULTANT's findings and recommendations; and as deemed necessary by CONSULTANT to assist with cost estimation.
 - g. Provide a list of necessary additional testing and inspections to be provided by TFC including, but not limited to:
 - i. Testing and balancing.
 - ii. Environmental testing and survey.
 - iii. Commissioning.
 - iv. Construction material testing.



- h. Prepare initial opinion of probable construction cost prior to award of Construction Manager-at-Risk contract.
 - i. Assist TFC in selection of Construction Manager-at-Risk.
 - j. Assist the CMAR to prepare order-of-magnitude cost estimates for corrections of deficiencies by providing material quantities and copies of the report.
 - k. CONSULTANT shall provide assistance to TFC in developing deficiency item priorities to adjust the scope of work to match available funding.
 - l. Research, evaluate, and recommend to TFC the energy conservation strategies and alternatives for items on the deficiency list including available utility rebates from local utilities. If rebates are available, CONSULTANT shall identify potential rebates in the assessment report.
6. CONSULTANT shall perform a quality review of the report prior to submittal to TFC. CONSULTANT shall provide three hard copies and one electronic copy of the draft report milestone to TFC for review and shall meet with TFC to discuss review comments.
- a. Provide a draft assessment report for review.
 - b. Revise report in response to TFC's comments, as appropriate.
 - c. Furnish three hard copies and one electronic copy of the final report to TFC for their records.
 - d. Electronic copy of report will be provided in PDF or DWFX format and uploaded to ProjectMates.
 - e. All recommendations and/or advice presented in this document are CONSULTANT's opinions of probable project conditions. Project conditions are based on the information and data sources that are readily available to us, input by the TFC, and other reliable sources, all of which are believed to be accurate. Our recommendations and/or advice are made based on our experience and represent our judgment and opinions. We have no control over new and/or non-public information; changed conditions; cost of land; cost of labor, materials, equipment, and/or other construction costs; or over competitive bidding or market conditions. Therefore, we do not guarantee that actual conditions or actual costs will not vary from those presented in any report, study, plan, etc.
 - f. All cost estimates presented in this report are CONSULTANT's opinions of probable project, construction, and/or operation and maintenance costs. Cost estimates are made based on our experience and represent our best judgment. CONSULTANT has no control over cost of labor, materials, and equipment; contractor's methods; or over competitive bidding or market conditions. Therefore, CONSULTANT does not guarantee that proposals, bids, or actual construction costs will not vary from estimates of project costs, construction, and/or operation and maintenance costs presented.
 - g. CONSULTANT shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials in any form at the PROJECT site(s), including, but not limited to, asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.
7. CONSULTANT's Phase 1 Basic Services will be considered complete on date when final copies of report have been delivered to and accepted by TFC.
8. Meetings: PROJECT meetings shall be held with TFC during the assessment phase to update TFC on the progress of the work, allow review of specific deliverables, and to coordinate any project issues with TFC. Each meeting is anticipated to be no more than two hours. The scope includes a maximum of 12 meetings as follows:
- a. Seven progress meetings during assessment.
 - b. Four meetings during CMAR selection:
 - i. Two pre-proposal meetings.
 - ii. One meeting for CMAR interviews.
 - iii. One bid evaluation meeting.
 - c. One assessment report review meeting.



PHASE 2 – DESIGN AND CONSTRUCTION ADMINISTRATION

1. **100% Design Development Documents:** Perform design services and prepare 100% Design Development documents for the Project. The work tasks to be performed by CONSULTANT in providing these services include:
 - a. Perform site visits to observe and document existing conditions, as needed.
 - b. Prepare preliminary calculations, as appropriate, and prepare drawings and a specification outline per TFC's Professional A/E Services Agreement and TFC's A/E Guidelines (dated 3/19/2018), as applicable to this PROJECT, in the following discipline areas:
 - i. General
 - ii. Architectural
 - iii. Mechanical (HVAC and Plumbing)
 - iv. Electrical
 - v. Instrumentation and Controls
 - vi. Structural
 - vii. Fire Protection
 - viii. Life Safety
 - c. Preliminary calculations, drawings, and specification outline will determine the architectural and engineering components of the PROJECT including the following:
 - i. Design criteria for connection to all proposed temporary and permanent on-site and off-site utilities;
 - ii. Design criteria for the proposed heating, ventilation, and air conditioning (HVAC) system and single line layout of conveyance systems;
 - iii. Design criteria for proposed plumbing systems;
 - iv. Design criteria for proposed electrical systems;
 - v. Design criteria for proposed architectural systems and floor plan layouts;
 - vi. Evaluate energy conservation measures and file Energy Conservation Design Standard Compliance Statement with the State Energy Conservation Office and the Texas Comptroller of Public Accounts;
 - vii. Copies of all manufacturer's documentation that illustrates the proposed materials, equipment, and warranties to be specified for the Project; and
 - viii. Submit all documents required by TDLR.
 - d. Meetings – PROJECT meetings shall be held with TFC during 100% Design Development to update TFC on the progress of the work, allow review of specific deliverables, and to coordinate any project issues with TFC. Each meeting is anticipated to be no more than two hours. The scope includes a maximum of one meeting as follows:
 - i. One review meeting per GMP Package to review the DD documents and address TFC's comments.
2. **Construction Documents:** Prepare Construction Documents for the Project. CONSULTANT will submit design packages for TFC review at the following milestones: 65%, 90%, and 100%. The work tasks to be performed by CONSULTANT in providing these services include:
 - a. Prepare detailed calculations, as appropriate, and prepare drawings and technical specifications per TFC's Professional A/E Services Agreement and A/E Guidelines (dated 3/19/2018), as applicable to this project, in the following discipline areas:
 - i. General
 - ii. Architectural
 - iii. Mechanical (HVAC and Plumbing)
 - iv. Electrical
 - v. Instrumentation and Controls
 - vi. Structural
 - vii. Fire Protection



- viii. Life Safety
- ix. Security
- b. Prepare Project Manual front-end documents, as appropriate.
- c. Incorporate TFC's Uniform General Conditions (2015 Edition) & Supplementary General Conditions (2018 Edition) in the Project Manual.
- d. Provide CMAR with review packages for their use to perform cost estimation and constructability review.
- e. Meetings: PROJECT meetings shall be held with TFC during Construction Documents to update TFC on the progress of the work, allow review of specific deliverables, and to coordinate any project issues with TFC. Each meeting is anticipated to be no more than two hours. The scope includes a maximum of three meetings as follows:
 - i. One meeting at 65% review the construction documents and address TFC's comments.
 - ii. One meeting at 90% review the construction documents and address TFC's comments.
 - iii. One meeting at 100% review the construction documents and address TFC's comments.
- f. Following the 100% construction document review meeting, CONSULTANT will incorporate review comments, and sign and seal all drawings and specifications.
- g. Electronic copy of the documents will be provided in PDF format and uploaded to ProjectMates.
 - i. CADD Drawings will be developed using TFC's standard drawing size, title block, format, and CADD standards and symbology.
 - ii. CADD Drawings will be developed in 2D format using 2019 AutoCAD. Electronic copy of CADD Drawings will be provided.
- h. CONSULTANT's Design Phase Services will be considered complete on date when the 100% Contract Documents have been delivered to and accepted by TFC.
- 3. Bidding and Award Services: Upon written authorization from TFC to proceed with the Bidding and Award Services, the CONSULTANT shall perform Basic Services as follows:
 - a. Furnish one half-size set of the approved Construction Documents to TFC and the CMAR, any additional copies of which shall be considered a Reimbursable Expense.
 - b. Furnish two full-size sets and one half-size set of the approved Construction Documents (Drawings and Specifications) to the CMAR; any additional copies of which shall be considered a Reimbursable Expense.
 - c. Assist TFC in the bidding and award phase by delivering the following services per GMP Package:
 - i. Inform qualified bidders of the solicitation;
 - ii. Distribute construction documents to qualified bidders and to online plan rooms specified by TFC;
 - iii. Issue Addenda as appropriate to clarify, correct, or change the construction documents;
 - iv. Critically review all Bidder submittals and provide review comments to TFC and CMAR;
 - v. Consult with and advise TFC as to any bidder inquiries; and
 - vi. Determining acceptability of substitute materials and equipment proposed by Contractor subject to TFC's Uniform General Conditions (2015) and CONSULTANT's Product Substitution specification.
 - d. CONSULTANT will provide assistance listed above to TFC in receiving bids or proposals once per GMP Package.
 - e. Meetings: PROJECT meetings shall be held with TFC during Bidding and Award to assist TFC. Each meeting is anticipated to be no more than two hours. The scope includes a maximum of 12 meetings as follows:
 - i. Attend two pre-bid conferences conducted by TFC per GMP Package.



- ii. Attend Bid opening(s) and assist TFC in evaluating Bids or proposals and in awarding contracts for Work.
 - iii. Attend up to two Bidder interviews per GMP Package to assist TFC in evaluating Bids.
 - f. CONSULTANT's Bidding and Award Services will be considered complete upon commencement of all Construction Phase or upon cessation of negotiation with prospective Contractor for all GMP Packages.
4. **Construction Phase Services:** Upon written authorization from TFC to proceed with the Construction Services, the CONSULTANT shall perform Basic Services consisting of those described in paragraphs A through O per GMP Package.
- a. **Pre-Construction Conference.** Participate in one (1) Pre-Construction Conference prior to commencement of Work at Site. CONSULTANT shall prepare and distribute meeting notes to meeting attendees.
 - b. **Visits to Site and Observation of Construction.** In connection with observations of Contractor's work in progress while it is in progress:
 - i. Make bi-weekly visits to Site to observe as an experienced and qualified design professional the progress and quality of Work. Such visits and observations by CONSULTANT, are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress or to involve detailed inspections of Contractor's work in progress beyond responsibilities specifically assigned to CONSULTANT in this Agreement and Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of Work based on CONSULTANT's exercise of professional judgement. Based on information obtained during such visits and such observations, CONSULTANT will determine in general if Contractor's work is proceeding in accordance with Contract Documents, and CONSULTANT shall keep TFC informed of progress of Work.
 - ii. The purpose of CONSULTANT's visits to Site will be to enable CONSULTANT to better carry out duties and responsibilities assigned to and undertaken by CONSULTANT during Construction Phase and, in addition, by exercise of CONSULTANT's efforts as an experienced and qualified design professional, to provide for TFC a greater degree of confidence that completed Work will conform in general to Contract Documents and that integrity of design concept of completed PROJECT as a functioning whole as indicated in Contract Documents has been implemented and preserved by Contractor. CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall CONSULTANT have authority over or responsibility for means, methods, techniques, sequences, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, or for any failure of Contractor to comply with Laws and Regulations applicable to Contractor's furnishing and performing the Work. Accordingly, CONSULTANT neither guarantees performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with Contract Documents.
 - c. **Monthly Progress Meetings.** Hold Monthly Progress Meetings during construction to review construction progress, the updated project schedule, the status of pay applications and submittals, and future work activities. CONSULTANT shall conduct meeting, prepare meeting notes, and distribute notes to meeting attendees.
 - d. **Defective Work.** Recommend to TFC that Contractor's work be disapproved and rejected while it is in progress if, on basis of such observations, CONSULTANT believes that such work will not produce a completed Project that conforms generally to Contract



Documents or that it will prejudice integrity of design concept of completed PROJECT as a functioning whole as indicated in Contract Documents.

- e. Clarifications and Interpretations. Instructions to Contractor. Issue necessary clarifications and interpretations (ASIs or RFIs) of Contract Documents, as appropriate, to orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with intent of and reasonably inferable from Contract Documents. CONSULTANT may issue Instructions to Contractor authorizing minor variations from requirements of Contract Documents.
- f. Change Orders and Work Change Directives. Recommend Change Orders and Work Change Directives to TFC, as appropriate, and prepare Change Orders and Work Change Directives as required.
- g. Shop Drawings and Samples. Review or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with information given in Contract Documents and compatibility with design concept of completed PROJECT as a functioning whole as indicated in Contract Documents. Such reviews or other action will not extend to means, methods, techniques, sequences, or procedures of construction; or to safety precautions and programs incident thereto.
- h. Inspections and Tests. Require such special inspections or tests of Contractor's work as deemed reasonably necessary, and receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or Contract Documents. CONSULTANT's review of such certificates will be for purpose of determining that results certified indicate compliance with Contract Documents and will not constitute an independent evaluation that content or procedures of such inspections, tests, or approvals comply with requirements of Contract Documents. CONSULTANT shall be entitled to rely on results of such tests.
- i. Disagreements between TFC and Contractor. Render formal written decisions on all claims of TFC and Contractor relating to acceptability of Contractor's work or interpretation of requirements of Contract Documents pertaining to execution and progress of Contractor's work. In rendering such decisions, CONSULTANT shall be fair and not show partiality to TFC or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- j. Applications for Payment. Based on CONSULTANT's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation, including Application for Payment checklist and Pay Request Approval (Short Form):
 - i. Determine amounts that CONSULTANT recommends Contractor be paid. Such recommendations of payment will constitute CONSULTANT's representation to TFC, based on such observations and review, that, to best of CONSULTANT's knowledge, information and belief, Contractor's work has progressed to point indicated, quality of such work is generally in accordance with Contract Documents (subject to evaluation of Work as a functioning whole prior to or upon Substantial Completion, to results of any subsequent tests called for in Contract Documents and to any other qualifications stated in the recommendation), and conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is CONSULTANT's responsibility to observe Contractor's work.
- k. Contractor's Completion Documents.
 - i. Receive and review maintenance and operating instructions, schedules, and guarantees based on Contractor's submittal schedule/register.
 - ii. Receive bonds, certificates, or other evidence of insurance not previously submitted and required by Contract Documents, certificates of inspection, tests and approvals, Shop Drawings, samples, and other data which are to be



assembled by Contractor in accordance with Contract Documents to obtain final payment.

- iii. CONSULTANT shall transmit these documents to TFC.
- l. Substantial Completion. Promptly after notice from Contractor that Contractor considers entire Work ready for its intended use, in company with TFC and Contractor, conduct inspection to determine if Work is Substantially Complete. CONSULTANT shall prepare list of items (Punchlist) required to complete the project. If after considering any objections of TFC, CONSULTANT considers Work Substantially Complete, CONSULTANT shall deliver certificate of Substantial Completion and final completion Punchlist to TFC and Contractor.
- m. Final Completion. Conduct final inspection with TFC and Contractor to determine if completed Work of Contractor, including completion of Punchlist, is acceptable so that CONSULTANT may recommend, in writing, final payment to Contractor. Accompanying recommendation for final payment, CONSULTANT shall also provide a notice that Work is acceptable to best of CONSULTANT's knowledge, information, and belief and based on extent of services provided by CONSULTANT under this Agreement.
- n. Record Documents. Furnish one electronic copy of Record Documents to TFC based on CONTRACTOR as-built drawings transmitted to CONSULTANT. CONTRACTOR as-built drawings shall be furnished to CONSULTANT in CAD format as required by the Specifications.
- o. Duration of Construction Phase. Construction Phase will commence after the execution of first Construction Agreement for PROJECT on the date stated in the Notice-to-Proceed and will terminate upon written recommendation by CONSULTANT for final payment to Contractor. If PROJECT involves more than one prime contract, Construction Phase services may be rendered at different times in respect to separate contracts. It is the A/E teams understanding this project will conclude within 730 calendar days.

A/E TEAM

Based on the information available at the time, Stanley Consultants is proposing an A/E team consisting of the following subconsultant firms:

Firm Name	Discipline(s)
Casabella Architects	Architectural
Wiss, Janney, Elstner Associates, Inc.	Fire Protection/Life Safety
Encotech Engineering Consultants	Structural Engineering

Professional disciplines could potentially be added or removed based on the final assessment scope of work as authorized by the TFC Project Manager.

PROPOSAL EXCLUSIONS

It is CONSULTANT's understanding that the following items are not currently requested, applicable, or expected to be provided by the design team. Should TFC determine that additional scope related to these items would be required as part of the assessment deliverables, the additional scope may be considered as additional services.

1. Development of opinion of probable construction costs is limited to the scope of work included in the assessment report.
2. Performance of complex energy modeling, other than basic energy efficiency comparisons involving magnitude of costs and life expectancies, is not included.
3. Assessment for LEED or other sustainable/green building rating programs is not included.
4. Performance of testing, adjusting and balancing (TAB) service is not included. It is A/E's understanding that, if required, a TAB contractor will be contracted directly by TFC.



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5. Development of as-built floor plans and/or backgrounds for architectural, structural, and MEP systems is not included. CONSULTANT assumes that record drawings and CAD backgrounds will be provided to the A/E team by TFC (as available) and will reasonably represent the existing conditions for the various disciplines. If significant discrepancies are identified between TFC's record documents and the existing building conditions, or if record documents do not exist in any form, the A/E team will advise TFC.
6. A/E shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials in any form at the PROJECT site(s), including, but not limited to, asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.
7. All normal in-house expenses necessary for the work have been incorporated into the fee.
8. The proposed fee is a lump sum for the proposed scope of work. Should TFC request additional services during this work, these would be provided at our standard hourly rates, or negotiated at that time. See attached schedule of Hourly Fees and Charges.

COMPENSATION

CONSULTANT proposes to perform the professional services for this PROJECT, as described above for a **Fixed Fee of \$1,200,000.00 (One Million Two Hundred Thousand Dollars)**, inclusive of all administrative and professional time and ordinary expenses for all parties to complete the work.

For reference, it is CONSULTANT's understanding that the approximate cost of construction, as preliminary budgeted by TFC, is estimated to be **\$9,750,000**.

ADDITIONAL SERVICES

The following Additional Services are not included in Basic Services and are at TFC's option. These services, if exercised by TFC and agreed to by CONSULTANT, shall be paid for in addition to compensation for Basic Services. CONSULTANT is not authorized to proceed with performance of any Additional Services unless they are duly authorized, in writing, by TFC.

1. Preparation of applications and supporting documents for private or governmental grants, loans or advances in connection with Project; preparation or review of environmental assessments and impact statements; review and evaluation of effects on design requirements for Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over anticipated environmental impact of Project by the preparation of technical data for TFC's use in obtaining the required approvals.
2. Development of opinion of probable construction costs. Cost estimation services will be provided by CMAR.
3. Performing complex energy modeling, other than basic energy efficiency comparisons involving magnitude of costs and life expectancies.
4. Performing electrical power coordination studies other than for facilities noted above.
5. No electrical infrared (imaging) inspections will be performed during design to detect system overloads, loose defective components, and/or damaged switchgear.
6. Performing geotechnical (subsurface) and environmental investigations of Project site.
7. Performing topographic surveys, hydrographic surveys, property surveys, right-of-way surveys, easement surveys, or utility mapping of Project site.
8. Services resulting from significant changes in scope, extent or character of portions of Project including, but not limited to, changes in size, complexity, TFC's schedule, or method of financing, and revising previously accepted studies and reports when such revisions are required by changes in Laws and Regulations enacted subsequent to effective date of this Agreement, or are due to any other causes beyond CONSULTANT's control.
9. Services required as a result of TFC's providing incomplete or incorrect Project information on which CONSULTANT had previously relied.



10. Undertaking investigations and studies including, but not limited to, detailed consideration of operations, maintenance and overhead expenses; preparation of feasibility studies; cash flow and economic evaluation; rate schedules and appraisals; evaluating processes available for licensing, and assisting TFC in obtaining process licensing by preparation of technical process data for use by TFC; and attendance with TFC to regulatory agency meetings.
11. Services requiring out-of-town travel by CONSULTANT to third-party site other than visits to Project site or TFC's office.
12. Services required to hold additional review meetings or provide additional copies of deliverables, over and above the numbers listed under Basic Services.
13. Preparing to serve or serving as a consultant or witness for TFC in any litigation, arbitration, or other dispute resolution process related to Project.
14. Conducting rate studies.
15. Services requiring rebidding of Work for reasons beyond control of CONSULTANT.
16. Preparing additional Bidding Documents for alternate bids or prices requested by TFC for Work or a portion thereof.
17. Assisting TFC in connection with Bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services.
18. Preparing to serve or serving as a consultant or witness for TFC in any litigation, arbitration, or other dispute resolution process related to Project.
19. Providing assistance in resolving any Hazardous Environmental Condition encountered during construction in compliance with current Laws and Regulations.
20. Additional or extended services during construction made necessary by (1) emergencies or acts of God endangering the work; (2) an occurrence of a Hazardous Environmental Condition; (3) Work damaged by fire or other cause during construction; (4) significant amount of defective, neglected, or delayed work by Contractor; (5) acceleration of progress schedule involving services beyond normal working hours; or (6) default by Contractor.
21. Services required to plan, design, and specify products, and/or systems that achieve energy and environmental performance expectations of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Certification or other certification.
22. Services required to plan, design, and specify requirements, products, and/or systems that achieve the economic, environmental, and social sustainability performance expectations of the Institute for Sustainable Infrastructure (ISI) ENVISION™ sustainable infrastructure rating system and/or other crediting or certification programs.

PROJECT SCHEDULE

We propose to complete the PROJECT within 730 calendar days based on the following preliminary schedule. Please note this schedule duration is an estimate and is subject to refinement based on the final assessment scope of work as authorized by the TFC Project Manager.

Calendar Days	Start	Finish	Project Milestones
0	6/10/2020	6/10/2020	Kick-Off Meeting and Data Collection
43	6/11/2020	7/24/2020	Assessment Report Completion
57	7/27/2020	9/22/2020	100% Design Development (DD) Completion
14	9/23/2020	10/7/2020	TFC 100% DD Submittal Review Comments Due
7	10/8/2020	10/15/2020	Responses to 100% DD Submittal Review Comments Due
60	10/16/2020	12/15/2020	65% Design Completion
19	12/16/2020	1/4/2021	TFC 65% Submittal Review Comments Due
7	1/5/2021	1/12/2021	Responses to 65% Submittal Review Comments Due



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43	1/13/2021	2/25/2021	90% Design Completion
14	2/26/2021	3/12/2021	TFC 90% Submittal Review Comments Due
7	3/15/2021	3/22/2021	Responses to 90% Submittal Review Comments Due
14	3/23/2021	4/6/2021	100% IFC Submittal
28	4/7/2021	5/5/2021	CMAR Bids Project and Compiles GMP
36	5/6/2021	6/11/2021	TFC Approves GMP
29	6/14/2021	7/13/2021	Start of Construction (One Month after TFC Approval)
352	7/14/2021	7/1/2022	End of Construction
730	Total Days		

Again, thank you for this opportunity to work with Texas Facilities Commission. Please feel free to contact me at your earliest opportunity should you have any questions or require any additional information. We look forward to a successful project!

Sincerely,

Stanley Consultants, Inc.

Jesse Cabrera, P.E.
 Business Development Manager

cc: Gayle Davis, P.E., CxA

Attachment

038273 TFC ltr 050120

Exhibit H

Approved HUB Subcontracting Plan

**Texas Facilities Commission (TFC)
HUB Program
EVALUATION OF RESPONDENT'S HUB SUBCONTRACTING PLAN (HSP)**

Instructions: This evaluation must be completed for each response before it can be considered further. Please complete a separate evaluation sheet for each response within five (5) business days after the opening date of the solicitation.

Section I:

Name of Respondent: Stanley Consultants, Inc.

Name of Project: A/E Svcs – DM Projects – Park 35 Complex & Prom Point – REVISION 2

TFC

*Contract No-
20-081-000*

Contract #: Req # PO: Project: 20-009-5758

RFQ #: 303-0-00847 RFP #: IFB #:

Services AE: CMR: RC: IDIQ: Delivery Release: DRAW #: Amendment #: REVISION:

TFC HUB Coordinator has reviewed the above referenced HSP response to this solicitation and finds that the HSP:

complies with **does not comply with**

applicable HUB requirements under the Texas Government Code and Texas Administrative Code. See Sections II & III for specific details.

REVISION ONLY – updated to reflect changes in %

see original HSP for HUB Validation (CMBL pages)

The Respondent plans to meet the goal of the project which is 23.7 % (Professional Services); this meets Good Faith Effort (GFE) per TAC Rules 20.14(d)(D)(iii).

Shonte' Gordon

Print/Type Name:

Shonte' Gordon 05/26/2020

TFC HUB Coordinator/Date

Section II:

Does the respondent intend to subcontract?

YES NO N/A

Instructions: If "Yes," do not proceed to the following questions. If "No," proceed to the next question.

Comments: _____

Did the respondent verify that no subcontractors would be used in the performance of the work (verification must be provided on the form prescribed in the solicitation).

Section III:

Respondents who DO intend to subcontract:

Revised 10/6/2015

Texas Facilities Commission (TFC)
HUB Program
EVALUATION OF RESPONDENT'S HUB SUBCONTRACTING PLAN (HSP)

- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| | YES | NO | |
| 1. Did the respondent divide the work into reasonable portions, consistent with prudent industry practices (Identified the areas of subcontracting)?B | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Comments: _____ | | | |
| | N/A | YES | NO |
| 2. Did the respondent provide notice to HUBs of the work that the respondent intends to subcontract, in accordance with 1 T.A.C. Section 111.147 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Comments: _____ | | | |
| | YES | NO | N/A |
| 3. Did the respondent include an executed Mentor Protégé Agreement (per Section 2161.065 Government Code), registered with TPASS? Does the HUB subcontracting plan identify the area(s) of subcontracting the protégé will perform? (Submission of a protégé as a subcontractor constitutes a good faith effort for the particular area to be subcontracted with the protégé). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Comments: _____ | | | |
| | YES | NO | N/A |
| 4. Did the respondent provide written justification of the selection process if a non HUB subcontractor was selected by a process other than by competitive bidding, or a HUB bid was the best value responsive bidder to a competitive bid invitation, but was not selected? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comments: _____ | | | |
| | YES | NO | N/A |
| 5. Did the respondent provide notice to minority or women trade organizations or development centers to assist in identifying HUBs by disseminating subcontracting opportunities to their membership/participants? Did the notice in all instances, include the scope of the work, specifications, and identify a contact person? Did Respondent provide notice to organizations or development centers no less than five (5) working days for construction contracts prior to submission of the response (bid, proposal, offer, or other applicable expression of interest)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Comments: _____ | | | |



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.



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: Stanley Consultants, Inc. State of Texas VID #: 1421320758300
 Point of Contact: Jesse Cabrera, P.E. Phone #: 512.427.3616
 E-mail Address: cabrerajesse@stanleygroup.com Fax #: 512.427.3699

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

c. Requisition #: RFQ #303-0-00847 Bid Open Date: 02/18/2020
(mm/dd/yyyy)

Enter your company's name here: Stanley Consultants, Inc.Requisition #: RFQ #303-0-00847**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 <u>do not</u> have a <u>continuous contract</u> * in place for <u>more than five (5) years</u> .	Percentage of the contract expected to be subcontracted to HUBs with which you have a <u>continuous contract</u> * in place for <u>more than five (5) years</u> .	Percentage of the contract expected to be subcontracted to non-HUBs.
1	Architectural Services	16.3 %	%	%
2	Structural Services	4.0 %	%	%
3	Fire Protection/Life Safety Services	%	%	12.6 %
4		%	%	%
5		%	%	%
6		%	%	%
7		%	%	%
8		%	%	%
9		%	%	%
10		%	%	%
11		%	%	%
12		%	%	%
13		%	%	%
14		%	%	%
15		%	%	%
Aggregate percentages of the contract expected to be subcontracted:		20.3 %	%	12.6 %

(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: Stanley Consultants, Inc.

Requisition #: RFQ #303-0-00847

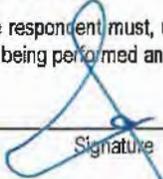
SECTION 3: SELF PERFORMING JUSTIFICATION (If you responded "No" to SECTION 2, Item a, you must complete this SECTION and continue to SECTION 4.) If you responded "No" to SECTION 2, Item a, in the space provided below explain how your company will perform the entire contract with its own employees, supplies,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

[Empty box for self-performing justification]

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.

	<u>Jesse Cabrera, P.E.</u>	<u>Bus. Dev. Manager</u>	<u>05/26/2020</u>
Signature	Printed Name	Title	Date <small>(mm/dd/yyyy)</small>

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.

Exhibit I

HUB Subcontracting Plan [Form]



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.



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 <u>do not</u> have a <u>continuous contract*</u> in place for more than five (5) years.	Percentage of the contract expected to be subcontracted to HUBs with which you have a <u>continuous contract*</u> 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 <u>do not</u> have a <u>continuous contract*</u> in place for <u>more than five (5) years</u> .	Percentage of the contract expected to be subcontracted to HUBs with which you have a <u>continuous contract*</u> in place for <u>more than five (5) years</u> .	Percentage of the contract expected to be subcontracted to non-HUBs.
16		%	%	%
17		%	%	%
18		%	%	%
19		%	%	%
20		%	%	%
21		%	%	%
22		%	%	%
23		%	%	%
24		%	%	%
25		%	%	%
26		%	%	%
27		%	%	%
28		%	%	%
29		%	%	%
30		%	%	%
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 B (Attachment B)

Rev. 2/17

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.opa.state.tx.us/passcblsearch/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?
			<input type="checkbox"/> - Yes <input type="checkbox"/> - No
			<input type="checkbox"/> - Yes <input type="checkbox"/> - No
			<input type="checkbox"/> - Yes <input type="checkbox"/> - 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?
		<input type="checkbox"/> - Yes <input type="checkbox"/> - No
		<input type="checkbox"/> - Yes <input type="checkbox"/> - No

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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 <small>Do not enter Social Security Numbers. If you do not know their VID / EIN, leave their VID / EIN field blank.</small>	Approximate Dollar Amount	Expected Percentage of Contract
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%
	<input type="checkbox"/> - Yes <input type="checkbox"/> - No		\$	%

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

REMINDER: As specified in SECTION 4 of the completed HSP form, if you (respondent) are awarded any portion of the requisition, you are required to provide notice as soon as practical to **all** 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 no later than ten (10) working days after the contract is awarded.

Exhibit J

HUB Subcontracting Plan Progress Assessment Report [Form].

