

## **OUTSIDE COUNSEL CONTRACT**

OAG Contract No. 2016-303-0012

**This Agreement**, including all Addenda (the Addenda are incorporated herein by reference), is hereinafter referred to as the "Outside Counsel Contract" or "OCC." This Outside Counsel Contract is made and entered into by and between the Texas Facilities Commission ("TFC") and Coats, Rose, Yale, Ryman and Lee, P.C. ("Outside Counsel"). The term "Parties" as used in this OCC refers to the TFC and the Outside Counsel, and does not include the Office of the Attorney General of Texas ("Attorney General" or "OAG"). This OCC is made and entered into with reference to the following facts:

### **INDUCEMENTS:**

**WHEREAS**, TFC requires the assistance of outside legal counsel in carrying out its responsibilities; and

**WHEREAS**, TFC has received prior approval from the OAG to contract for outside legal services; and

**WHEREAS**, Outside Counsel desires to provide legal services to TFC, subject to the authority of the Attorney General.

### **AGREEMENT:**

**NOW, THEREFORE**, in consideration of the inducements, covenants, agreements and conditions herein contained, the Parties agree as follows:

### **SECTION 1. PURPOSE/OAG APPROVAL.**

**1.1. PURPOSE.** The purpose of this OCC is for Outside Counsel to provide legal services to TFC, as described in Addendum A. Outside Counsel and TFC understand and agree to the OAG's continuing authority and right to expand or limit the scope of legal services provided by Outside Counsel to TFC.

**1.2. OAG APPROVAL.** The Attorney General's, or his Designee's, signature on this OCC represents the OAG's approval of Outside Counsel serving as legal counsel to TFC during the term of, and for the purposes expressed in, this OCC. Consistent with Section 402.0212 of the Texas Government Code, the OAG may withdraw, modify, or expand this approval at any time.

**1.2.1. LITIGATION.** OUTSIDE COUNSEL SHALL NOT REPRESENT TFC IN ANY LITIGATION UNLESS ADDENDUM A SPECIFICALLY AUTHORIZES LITIGATION IN A PARTICULAR MATTER. If Addendum A does not specifically authorize Outside Counsel's representation of TFC in a particular litigation matter and the TFC requires such representation,

then the TFC must request litigation authority from the OAG and submit a new Outside Counsel Contract to the OAG for approval before filing or responding to litigation matters.

**1.2.2. APPELLATE MATTERS.** Irrespective of any authorization to engage in litigation in this OCC, or in a writing outside of this OCC, OUTSIDE COUNSEL IS NOT AUTHORIZED TO PROCEED ON ANY APPEAL, IN ANY CAPACITY, WHETHER INTERLOCUTORY OR OTHERWISE, WHETHER AS APPELLANT, APPELLEE, RESPONDENT, APPLICANT, OR OTHERWISE, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE ATTORNEY GENERAL, FIRST ASSISTANT ATTORNEY GENERAL, OR SOLICITOR GENERAL. Outside Counsel has the duty to promptly notify the TFC and OAG of the desirability or likelihood of an appeal.

**1.2.3. OAG REVIEW OF OUTSIDE COUNSEL INVOICE AND RELEASE OF PAYMENT.** In addition to OAG approval to contract for legal services, Outside Counsel invoices must be reviewed and approved by the OAG pursuant to Subsection 402.0212(b) of the Texas Government Code and Title 1, Chapter 57 of the Texas Administrative Code.

## **SECTION 2. OUTSIDE COUNSEL CONTRACT TERM.**

This OCC shall commence as of October 1, 2015, and shall terminate on August 31, 2017 (hereinafter "OCC Term"), unless terminated earlier pursuant to Section 7 of this OCC. The OCC Term may not be extended except by amendment pursuant to Section 9.12 of this OCC.

## **SECTION 3. OBLIGATIONS OF OUTSIDE COUNSEL.**

**3.1. DUTIES.** Outside Counsel will provide professional legal services to the TFC as described in Addendum A. Outside Counsel shall represent TFC with due professional care as required by applicable law and disciplinary rules.

**3.2. STAFF.** Outside Counsel is expected to perform valuable services for TFC, and the method and amount or rate of compensation are specified in Section 5 and Addendum B of this OCC. Outside Counsel staff and employees are expected to perform work of a type commensurate with their professional title. Outside Counsel agrees that any person employed or engaged by Outside Counsel and who assists in performing the services agreed to herein shall not be considered employees or agents of TFC or the State of Texas.

**3.3. PUBLIC INFORMATION AND CLIENT COMMUNICATIONS.** Outside Counsel acknowledges that information created or exchanged in the course of representation of a governmental body may be subject to the Texas Public Information Act, Chapter 552 of the Texas Government Code, and may be subject to required disclosure in a publicly-accessible format pursuant to Section 2252.907 of the Texas Government Code. Outside Counsel will exercise professional judgment and care when creating documents or other media intended to be confidential or privileged attorney-client communications that may be subject to disclosure under the Public Information Act (e.g. invoices where incidental notation may tend to reveal litigation strategies or privileged information). Outside Counsel should mark confidential or privileged attorney-

client communications as confidential. This subsection shall not be interpreted to limit Outside Counsel's duty to provide full disclosure to TFC and the OAG as necessary in Outside Counsel's judgment to represent TFC with due professional care or as required by applicable law or disciplinary rules.

**3.4. STATUS.** Pursuant to the standard of professional care owed to TFC, Outside Counsel shall endeavor to keep TFC fully informed about all material matters relating to legal services provided under this OCC.

**3.5. SUBCONTRACTING AUTHORITY.** In the event that Outside Counsel should determine that it is necessary or expedient to subcontract for any of the performances herein, or in support of any of those performances, Outside Counsel may enter into such subcontract(s). If Outside Counsel elects to enter into a subcontract, then the Parties agree that all such subcontracts are subject to Section 4 (Liability), Subsection 5.2 (Reimbursement of Expenses), Subsection 5.3 (Subcontractor Payments), Subsection 6.2 (Subcontractor Invoices), and Subsection 6.5 (Supporting Documents; Right-to-Audit; Inspection of Records) of this OCC. Furthermore, if Outside Counsel elects to enter into a subcontract for any legal services, then the Parties agree that TFC shall not be liable to Outside Counsel for any hourly rates or rate ranges greater than the highest hourly rate or rate range specified in Addendum B unless prior written approval is obtained from the TFC and OAG. Any subcontracted legal counsel must comply with subsection 9.8 (Conflict of Interest) of this OCC.

Outside Counsel agrees to comply with all state and federal laws applicable to any subcontractors, including, but not limited to, laws regarding wages, taxes, insurance, historically underutilized businesses and workers' compensation.

In no event shall this section or any other provision of this OCC be construed as relieving Outside Counsel of the responsibility for ensuring that all performances rendered under this OCC, and any subcontracts thereto, are rendered in compliance with all of the terms of this OCC.

#### **SECTION 4. LIABILITY.**

**4.1. LIMITATION OF LIABILITY.** The Parties stipulate and agree that the State of Texas and TFC's total liability to Outside Counsel, including consideration for the full, satisfactory and timely performance of all its duties, responsibilities and obligations, and for reimbursement of all expenses, if any, as set forth in this OCC or other liability arising out of any performance herein shall not exceed **Two Hundred and Forty Thousand and No/100 (\$240,000.00) for this OCC Term.**

The Parties stipulate and agree that any act, action or representation by either party, their agents or employees that purport to increase the liability of the State of Texas or TFC is voidable by the OAG, unless this OCC is amended to modify this limitation of liability. Outside Counsel agrees that the OAG, the State of Texas and its agencies (other than TFC) shall have no liability arising out of this OCC or the performances of this OCC to Outside Counsel.

**4.2. SUBJECT TO APPROPRIATION.** The Parties acknowledge and agree that nothing in this OCC will be interpreted to create a future obligation or liability in excess of the funds currently appropriated to the TFC.

## **SECTION 5. COMPENSATION/EXPENSES.**

**5.1. FEES TO OUTSIDE COUNSEL.** Subject to Title 1, Chapter 57 of the Texas Administrative Code, TFC agrees to pay Outside Counsel in consideration of full and satisfactory performance of the legal services under this OCC. Outside Counsel agrees to the following fee schedule, subject to the limitations described in this OCC (see Addendum B for additional terms and conditions regarding fees/compensation to Outside Counsel).

**5.2. REIMBURSEMENT OF EXPENSES.** TFC will reimburse Outside Counsel for actual expenses incurred in the performance of the legal services described in Addendum A, if such expenses are reasonable and either necessary or advisable. Outside Counsel must provide copies of original receipts as evidence of actual expenditures. Limitations on the amount and type of reimbursement include:

**5.2.1. MILEAGE.** TFC will reimburse Outside Counsel for reasonable and necessary travel mileage at the per mile rate posted on the Texas Mileage Guide adopted under Section 660.043 of the Texas Government Code. However, travel mileage between Outside Counsel's San Antonio office and meetings in Austin, Texas will not be reimbursed. The Texas Mileage Guide is currently available on the Comptroller of Public Accounts' website, at: <https://fm.x.cpá.state.tx.us/fm/travel/travelrates.php> (last visited April 2, 2012).

**5.2.2. MEALS.** TFC will reimburse Outside Counsel for reasonable and necessary meal expenses at the rate of \$50.00 or actual expenses, whichever is less, for each attorney for each day requiring overnight travel. TFC will not reimburse Outside Counsel for the purchase of alcohol.

**5.2.3. LODGING.** TFC will reimburse Outside Counsel for reasonable and necessary lodging expenses. Unless otherwise agreed upon by TFC in writing in advance, in-state lodging or overnight accommodations will be reimbursed at the lesser amount of the actual expense or \$200.00 per night. Unless otherwise agreed upon by TFC in writing in advance, out-of-state lodging or overnight accommodations will be reimbursed at the lesser amount of the actual expense or \$250.00 per night.

**5.2.4. AIRFARE.** Airfare will be reimbursed at the lesser amount of the actual expense or the regular published rates for airfares for commercial airlines. TFC will not reimburse Outside Counsel for expenses relating to first-class airfare.

**5.2.5. EXPERT SERVICES.** Subject to TFC's prior approval, TFC will reimburse Outside Counsel for the reasonable and necessary cost of expert services.

**5.2.6. OTHER REIMBURSABLE EXPENSES.** TFC will reimburse the actual cost for other expenses if Outside Counsel provides a reasonable and sufficient explanation of the nature and purpose of the charge and the charge is reasonable and either necessary or advisable.

**5.2.7. NON-REIMBURSABLE EXPENSES.** TFC expects Outside Counsel to anticipate and include routine operating expenses and disbursements as part of overhead and, therefore, part of a basic hourly rate or flat rate. Therefore, TFC will not reimburse Outside Counsel for: routine copying and printing charges; fax charges; routine postage; office supplies; telephone charges unless related to teleconferencing services; local travel (within 20-mile radius of office including mileage, parking, and tolls); all delivery services performed by internal staff; electricity or other utilities; software costs or subscription fees; and, internet or wireless access charges.

**5.2.8. GRATUITY.** TFC will not reimburse Outside Counsel for tips or gratuities.

**5.2.9. REIMBURSEMENT FOR TFC EMPLOYEE EXPENSES.** TFC will not reimburse Outside Counsel for the cost of expenses incurred by TFC employees.

**5.2.10. NO MARK-UP.** Outside Counsel will only be reimbursed for actual expenses. Outside Counsel shall not be reimbursed for any mark-up or other overhead costs.

**5.3. SUBCONTRACTOR PAYMENTS.** Subject to TFC's prior approval, TFC will reimburse Outside Counsel for the actual, reasonable and necessary expenses relating to Outside Counsel's use of subcontractors. Outside Counsel shall be responsible for any payments and other claims due to subcontractors for work performed under this OCC. Outside Counsel, in subcontracting for any performances or in support of any of the performances specified herein (e.g., expert services, local counsel, and other services) expressly understands and agrees that TFC shall not be directly liable in any manner to Outside Counsel's subcontractor(s).

**5.4. LEGAL RESEARCH.** TFC may reimburse Outside Counsel for its reasonable and necessary expenses relating to legal research, including online legal research.

While TFC should be paying Outside Counsel to apply the knowledge and expertise for which it was hired, and not paying Outside Counsel to obtain that knowledge through extensive legal research, the TFC understands that situations arise that justify extensive research on how best to proceed in order to achieve a desired result. Therefore, the need for extensive legal research will be addressed on a case-by-case basis by Outside Counsel and TFC.

**5.5. ADMINISTRATIVE STAFF/CLERKS.** TFC will not pay for law clerks, law interns, summer interns, or administrative staff, such as secretarial support, librarians, case clerks, and accounting and billing clerks, including but not limited to the following: overtime, file opening, file organization, docketing, and other administrative tasks; and preparation of billing, invoice review, budget preparation, and communications regarding same or any other accounting matter.

**5.6. TRAINING.** TFC will not pay for the education or training of attorneys, paralegals, or other staff of Outside Counsel, including assigning such staff on a transient basis to a TFC matter.

**SECTION 6. INVOICES FOR PAYMENT.**

**6.1.1. GENERAL.** TFC and Outside Counsel agree to abide by the administrative rules adopted by the OAG governing the submission, review and approval of invoices. These rules are found at Title 1, Chapter 57 of the Texas Administrative Code.

**6.1.2. BILLING PERIOD.** The billing period is the interval (ex. monthly) which determines the frequency Outside Counsel will submit invoices to the TFC. The billing period for this OCC is specified in Addendum B.

**6.1.3. BILLABLE TIME.** TFC will only pay for the services of individuals covered in Addendum B. All time must be billed in one-tenth hour or one-quarter hour increments, and must reflect only actual time spent. Tasks referencing correspondence and filings must describe the document received or authored. TFC expects to be billed for the actual time it takes to modify standardized forms, filings, and/or correspondence for use on the matter being billed. TFC will not reimburse Outside Counsel for the time it originally took to prepare any such standardized documents. TFC will not pay for review, execution, and processing of the OCC and submission of invoices.

**6.1.4. SUBMISSION OF INVOICES.** Outside Counsel must submit invoices to TFC at:

Attn: Kay Molina, General Counsel  
Texas Facilities Commission  
Legal Services Division  
Post Office Box 13047  
Austin, Texas 78711-3047

TFC must submit invoices and other related information to the OAG at the following e-mail address or mailing address:

OCCInvoice@texasattorneygeneral.gov

OR

Attn.: OCC Invoice  
Office of the Attorney General  
General Counsel Division, Mail Code 074  
Post Office Box 12548  
Austin, Texas 78711-2548

**6.2. SUBCONTRACTOR INVOICES.** Subcontractor(s) shall directly invoice Outside Counsel, and Outside Counsel shall then invoice TFC for the work performed. The actual work performed by subcontractor shall be specifically identified in the invoice supported by attaching documentation.

**6.3. PROMPT PAYMENT.** Payments to Outside Counsel by TFC under this OCC shall be in compliance with Chapter 2251 of the Texas Government Code and Title 34, Chapter 20, Subchapter D of the Texas Administrative Code.

**6.4. ADMINISTRATIVE FEE.** Outside Counsel agrees that, pursuant to Subsection 402.0212(c) of the Texas Government Code and Title 1, Chapter 57 of the Texas Administrative Code, a non-refundable administrative fee is due to the OAG for the review of Outside Counsel invoices. In the event that Outside Counsel fails to timely submit to the OAG the required administrative fee, any invoices shall be deemed incorrect and incomplete and not eligible for payment. Outside Counsel may not charge or seek reimbursement from TFC for the payment of the administrative fee.

Outside Counsel will submit the administrative fee to the following address:

Outside Counsel Invoice  
Office of the Attorney General  
P.O. Box 13175  
Austin, TX 78711-3175

Checks or money orders must be made payable to the "Office of the Attorney General" and reference the OCC Number.

**6.5. SUPPORTING DOCUMENTS; RIGHT-TO-AUDIT; INSPECTION OF RECORDS.**

**6.5.1. DUTY TO MAINTAIN RECORDS.** Outside Counsel shall maintain adequate records to support its charges, procedures, and performances to TFC for all work related to this OCC. Outside Counsel shall also maintain such records as are deemed necessary by TFC, OAG, the State Auditor's Office, or federal auditors if federal funds are used to pay Outside Counsel, to ensure proper accounting for all costs and performances related to this OCC.

**6.5.2. RECORDS RETENTION.** Outside Counsel shall retain, for a period of at least seven (7) years after the later of (1) the expiration or termination of this OCC; (2) an audit relating to this OCC; or (3) litigation relating to this OCC, such records as are necessary to fully disclose the extent of services provided under this OCC, including but not limited to any daily activity reports and time distribution and attendance records, and other records that may show the basis of the charges made or performances delivered.

**6.5.3. INSPECTION OF RECORDS AND RIGHT TO AUDIT.** Outside Counsel shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to the State's property, services performed, and charges, such as work

papers, reports, books, data, files, software, records, and other supporting documents pertaining to this OCC, for purposes of inspecting, monitoring, auditing, or evaluating by TFC, the State of Texas, or their authorized representatives. Outside Counsel shall cooperate with auditors and other authorized TFC and State of Texas representatives and shall provide them with prompt access to all of such State property as requested by TFC or the State of Texas.

**6.5.4. STATE AUDITOR.** In addition to and without limitation on the other audit provisions of this OCC, pursuant to Section 2262.003 of the Texas Government Code, the State Auditor's Office may conduct an audit or investigation of Outside Counsel or any other entity or person receiving funds from the State directly under this OCC or indirectly through a subcontract under this OCC. The acceptance of funds by Outside Counsel or any other entity or person directly under this OCC or indirectly through a subcontract under this OCC acts as acceptance of the authority of the State Auditor's Office, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. Under the direction of the Legislative Audit Committee, Outside Counsel or other entity that is the subject of an audit or investigation by the State Auditor's Office must provide the State Auditor's Office with access to any information the State Auditor's Office considers relevant to the investigation or audit. Outside Counsel further agrees to cooperate fully with the State Auditor's Office in the conduct of the audit or investigation, including providing all records requested. Outside Counsel shall ensure that this paragraph concerning the authority to audit funds received indirectly by subcontractors through Outside Counsel and the requirement to cooperate is included in any subcontract it awards. The State Auditor's Office shall at any time have access to and the right to examine, audit, excerpt, and transcribe any pertinent books, documents, working papers, and records of Outside Counsel related to this OCC.

## **SECTION 7. TERMINATION.**

**7.1. CONVENIENCE OF THE STATE.** TFC has the right to terminate this OCC, in whole or in part, without penalty, by notifying Outside Counsel in writing of such termination prior to the effective date of such termination. Such notification of termination shall state the effective date of termination. In the event of such termination, Outside Counsel shall, unless otherwise mutually agreed upon in writing, cease all services immediately, except such services that are necessary to wind-up, in a cost-effective manner, all services being provided. Subject to Section 4 of this OCC, TFC shall be liable for payments for all services performed under this OCC to the effective date of termination, plus any necessary services to cost effectively wind-up.

In the event the OAG withdraws its approval of this OCC during the OCC term, then TFC, in consultation with the OAG, shall terminate this OCC for convenience.

**7.2. CAUSE/DEFAULT.** In the event that Outside Counsel commits a material breach of this OCC, TFC may, upon written notice to Outside Counsel, immediately terminate all or any part of this OCC. Termination is not an exclusive remedy but will be in addition to any other rights and remedies provided in equity, by law, or under this OCC.

**7.3. RIGHTS UPON TERMINATION OR EXPIRATION.** Upon expiration or termination of this OCC for any reason, Outside Counsel shall, subject to Outside Counsel's professional obligations, immediately transfer to TFC all information and associated work products prepared by Outside Counsel or otherwise prepared for TFC pursuant to this OCC, in whatever form such information and work products may exist, to the extent requested by TFC. At no additional cost to TFC and in any manner TFC deems appropriate in its sole discretion, TFC is granted the unrestricted right to use, copy, modify, prepare derivative works from, publish, and distribute any component of the information, work product, or other deliverable made the subject of this OCC.

**7.4. REMEDIES.** Notwithstanding any exercise by TFC of its rights of early termination, Outside Counsel shall not be relieved of any liability to TFC for damages due to TFC by virtue of any breach of this OCC by Outside Counsel or for amounts otherwise due TFC by Outside Counsel.

**7.5. TERMINATION BY OUTSIDE COUNSEL.** Consistent with applicable rules of professional conduct, Outside Counsel may terminate this OCC upon reasonable notice for material breach by TFC.

#### **SECTION 8. CERTIFICATIONS OF OUTSIDE COUNSEL.**

By agreeing to and signing this OCC, Outside Counsel hereby makes the following certifications and warranties:

**8.1. DELINQUENT CHILD SUPPORT OBLIGATIONS.** Outside Counsel certifies that it is not ineligible to receive any grant, loan, or payment under this OCC pursuant to Section 231.006 of the Texas Family Code and acknowledges that this OCC may be terminated and payment may be withheld if this certification is inaccurate.

**8.2. BUY TEXAS.** With respect to any services purchased pursuant to this OCC, Outside Counsel represents and warrants that it will buy Texas products and materials for use in providing the services authorized herein when such products and materials are available at a comparable price and within a comparable period of time when compared to non-Texas products and materials. This subsection does not apply to Outside Counsel providing legal services located outside the State of Texas.

**8.3. GIFT TO PUBLIC SERVANT.** Outside Counsel warrants that it has not given, nor does it intend 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 the award of this OCC.

**8.4. FRANCHISE TAX.** By signing this OCC, Outside Counsel certifies that its Texas franchise tax payments are current, or that it is exempt from or not subject to such tax, consistent with Chapter 171 of the Texas Tax Code.

**8.5. OUTSIDE COUNSEL LICENSE/CONDUCT.** Outside Counsel certifies that each attorney performing services under this OCC is an attorney in good standing under the laws of the State of Texas or the jurisdiction where the representation occurs. Outside Counsel will notify TFC and the OAG in writing within one business day of any lapse in an assigned attorney's licensed status or any final disciplinary action taken against an assigned attorney. For the Lead Counsel(s) named in Addendum B, Outside Counsel will provide documentation of good standing from the state bar or the licensing authority of the jurisdiction in which the attorney resides and is licensed. An attorney that is not licensed by the State Bar of Texas may not provide legal services and advice concerning Texas law.

**8.6. DEBT TO STATE.** Outside Counsel acknowledges and agrees that, to the extent Outside Counsel owes any debt (child support or other obligation) or delinquent taxes to the State of Texas, any payments Outside Counsel are owed under this OCC may be applied by the Comptroller of Public Accounts toward any such debt or delinquent taxes until such debt or delinquent taxes are paid in full.

**8.7. PROHIBITED BIDS AND CONTRACTS.** Under Section 2155.004 of the Texas Government Code, Outside Counsel certifies that it is not ineligible to receive this OCC and acknowledges that this OCC may be terminated and payment withheld if this certification is inaccurate.

**8.8. FORMER EXECUTIVE HEAD AND EMPLOYEES OF THE TFC.** TFC and Outside Counsel certify that this OCC is compliant, and will remain in compliance during the OCC term, with Sections 669.003 (Contracting with Executive Head of State TFC) and 2252.901 (Contracts with Former or Retired TFC Employees) of the Texas Government Code.

## **SECTION 9. GENERAL TERMS AND CONDITIONS.**

**9.1. INDEPENDENT CONTRACTOR.** Outside Counsel agrees and acknowledges that during the OCC Term, Outside Counsel and Outside Counsel's subcontractors are independent contractors of TFC or the State of Texas and are not employees of TFC or the State of Texas.

**9.1.1.** Outside Counsel will be solely and entirely responsible for its acts and the acts of its agents, employees, subcontractors, and representatives in the performance of this OCC.

**9.1.2.** Outside Counsel agrees and acknowledges that during the OCC Term, Outside Counsel shall be entirely responsible for the liability and payment for Outside Counsel or Outside Counsel's employees or assistants, of all taxes of whatever kind, arising out of the performances in this OCC. Other than the payments described in this OCC, Outside Counsel agrees and acknowledges that Outside Counsel or Outside Counsel's employees or assistants shall not be entitled to any State benefit on account of the services provided hereunder. TFC SHALL NOT BE LIABLE TO OUTSIDE COUNSEL, ITS EMPLOYEES, AGENTS, OR OTHERS FOR THE PAYMENT OF TAXES OR THE PROVISION OF UNEMPLOYMENT INSURANCE AND/OR WORKERS' COMPENSATION, OR ANY BENEFIT DUE TO A STATE EMPLOYEE. If TFC or the State of Texas shall nonetheless become liable for such

payments or obligations, Outside Counsel shall promptly pay or reimburse TFC or the State of Texas for such liability or obligation.

**9.2. ASSIGNMENT OF OUTSIDE COUNSEL CONTRACT.** Outside Counsel may not assign this OCC, or assign or delegate any right or duty under this OCC, without prior written approval from the TFC and the OAG.

**9.3. SURVIVAL.** The obligations of Outside Counsel under the following Sections and Subsections shall survive the termination or expiration of this OCC: 3.3, 4, 5, 6.5, 7.1, 7.3, 7.4, 9.7, 9.8, 9.11, and 9.13.

**9.4. COPYRIGHT/INTELLECTUAL PROPERTY.** Outside Counsel shall take reasonable measures to protect TFC from material risks of TFC liability known to Outside Counsel for copyright or patent infringement or disclosure of trade secrets resulting from the use of any equipment, materials, information, or ideas furnished by Outside Counsel pursuant to this OCC (other than equipment, materials, information, or ideas supplied or required by TFC or its employees or other agents). Outside Counsel and TFC agree to furnish timely written notice to each other, and to the OAG, of any claim of copyright, patent, trade secret, or other intellectual property infringement arising out of services under this OCC.

**9.5. MEDIA RELEASES OR PRONOUNCEMENTS.** Outside Counsel understands that the OAG and TFC do not endorse any vendor, commodity, or service. Outside Counsel, its employees, representatives, agents, or subcontractors may not participate in any media event or issue any media release, advertisement, publication, editorial, article, or public pronouncement that pertains to this OCC or the services or project to which this OCC relates or that mentions the OAG or TFC without the prior written approval of the OAG and TFC.

**9.6. WRITTEN NOTICE DELIVERY.** Any notice required or permitted to be given under this OCC by one party to the other party shall be in writing and shall be given and deemed to have been given immediately if delivered in person to the recipient's address set forth in this subsection, or on the date shown on the certificate of receipt if placed in the United States mail, postage prepaid, by registered or certified mail with return receipt requested, addressed to the receiving party at the address hereinafter specified.

**9.6.1. OUTSIDE COUNSEL'S ADDRESS.** The address for Outside Counsel for all purposes under this OCC and for all notices hereunder shall be:

Coats, Rose, Yale, Ryman & Lee, P.C.  
1020 Northeast Loop 410, Suite 800  
San Antonio, Texas 78209  
Attn: Richard L. Reed, Director  
rreed@coatsrose.com

**9.6.2. OAG'S AND TFC'S ADDRESSES.** The addresses for the OAG and TFC for all purposes under this OCC, except as provided by Subsection 6.4, and for all notices hereunder shall be:

Outside Counsel Contract Coordinator  
Office of the Attorney General  
General Counsel Division, Mail Code 074  
Post Office Box 12548  
Austin, Texas 78711-2548

Legal Services Division  
Texas Facilities Commission  
1711 San Jacinto Blvd., Room 400  
Austin, Texas 78701  
Attn: Kay Molina, General Counsel

**9.7. DISPUTE RESOLUTION.**

**9.7.1.** The dispute resolution process provided for in Chapter 2260 of the Texas Government Code shall be used, as further described herein, by TFC and by Outside Counsel to attempt to resolve any claim for breach of this OCC made by Outside Counsel.

**9.7.2.** Outside Counsel's claims for breach of this OCC that the Parties cannot resolve in the ordinary course of business shall be submitted to the negotiation process provided in Chapter 2260, Subchapter B, of the Texas Government Code. To initiate the process, Outside Counsel shall submit written notice, as required by Subchapter B, to TFC's contact with a copy to the First Assistant Attorney General or his/her designee. Said notice shall specifically state that the provisions of Chapter 2260, Subchapter B, are being invoked. A copy of the notice shall also be given to all other representatives of Outside Counsel and TFC otherwise entitled to notice under this OCC. Compliance by Outside Counsel with Subchapter B is a condition precedent to the filing of a contested case proceeding under Chapter 2260, Subchapter C, of the Texas Government Code.

**9.7.3.** The contested case process provided in Chapter 2260, Subchapter C, of the Texas Government Code is Outside Counsel's sole and exclusive process for seeking a remedy for any and all alleged breaches of this OCC by TFC or the State of Texas if the Parties are unable to resolve their disputes under Section 9.7.2 of this OCC.

**9.7.4.** Compliance with the contested case process provided in Chapter 2260, Subchapter C, of the Texas Government Code is a condition precedent to seeking consent to sue from the Legislature under Chapter 107 of the Texas Civil Practices and Remedies Code. Neither the execution of this OCC by TFC nor any other conduct of any representative of TFC relating to this OCC shall be considered a waiver of sovereign immunity.

**9.7.5.** The submission, processing, and resolution of Outside Counsel's claim shall be governed by the published rules, if any. If no TFC rules have been published, then Title 1, Chapter 68 of the Texas Administrative Code adopted by the OAG pursuant to Chapter 2260, as currently effective, hereafter enacted, or subsequently amended, shall govern.

**9.8. Conflict of Interest.**

**9.8.1.** Funds appropriated by the General Appropriations Act may not be expended to pay the legal fees or expenses of Outside Counsel in representing TFC in a contested matter if Outside Counsel is representing a plaintiff in a proceeding seeking monetary damages from the State of Texas or any of its agencies. *See General Appropriations Act, art. IX, sec. 16.01(j)*. For these purposes, "proceedings seeking monetary damages" do not include actions for tax refunds, compensation for exercise of eminent domain authority, or reimbursement of costs of litigation and attorney's fees.

**9.8.2.** Funds appropriated by the General Appropriations Act may not be used to pay the legal fees or expenses of Outside Counsel under this OCC if Outside Counsel currently represents, has represented in the six months preceding this OCC, or will represent in the six months following the termination of this OCC, a client before the TFC. *See General Appropriations Act, art. IX, sec. 16.01(a)(4)*.

**9.8.3.** Outside Counsel shall regularly conduct conflicts analyses on its interests and those of its clients and any subcontractor and disclose any actual or potential conflict to TFC.

**9.8.4.** Outside Counsel has a continual and ongoing obligation to immediately notify OAG and TFC, in writing, upon discovery of any actual or potential conflict to TFC, OAG, or the State of Texas.

**9.9. TAXES.** This OCC shall not be construed so as to supersede the laws of the United States or the State of Texas that accord the State of Texas, TFC, and all departments, agencies, and instrumentalities of the State of Texas exemptions from the payment(s) of all taxes of whatever kind. More specifically, TFC shall not directly or indirectly be liable for taxes of any kind. To the extent allowed by law, TFC will provide, upon the request of Outside Counsel during this OCC Term, all applicable tax exemption documentation.

**9.10. SIGNATORIES.** Having agreed to the terms herein, the undersigned signatories hereby represent and warrant that they have authority to enter into this OCC and are acting in their official capacities.

**9.11. APPLICABLE LAW AND VENUE.** This OCC is made and entered into in the State of Texas, and this OCC and all disputes arising out of or relating to this OCC shall be governed by the laws of the State of Texas, without regard to any otherwise applicable conflict of law rules or requirements.

Outside Counsel agrees that TFC and/or the State of Texas do not waive any immunity (including, without limitation, state or federal sovereign immunity). Outside Counsel further agrees that any properly allowed litigation arising out of or in any way relating to this OCC shall be commenced exclusively in a court of competent jurisdiction in Travis County, Texas. Outside Counsel thus hereby irrevocably and unconditionally consents to the exclusive jurisdiction of a court of competent jurisdiction in Travis County, Texas for the purpose of prosecuting and/or defending such litigation. Outside Counsel hereby waives and agrees not to assert: (a) that Outside Counsel is not personally subject to the jurisdiction of a court of competent jurisdiction in Travis County, Texas; (b) that the suit, action or proceeding is brought in an inconvenient forum; (c) that the venue of the suit, action or proceeding is improper; or (d) any other challenge to jurisdiction or venue.

**9.12. AMENDMENTS.** This OCC, including addenda hereto, may be amended only upon written agreement signed by the Parties and approved by the OAG.

**9.13. SEVERABILITY/INTERPRETATION.** The fact that a particular provision in this OCC is held under any applicable law to be void or unenforceable in no way affects the validity of other provisions, and this OCC will continue to be binding on both Parties. Any provision that is held to be void or unenforceable will be interpreted by the Parties or the courts to be replaced with language that is as close as possible to the intent of the original provision so as to effectuate the purpose of this OCC. Any ambiguous or conflicting terms shall be interpreted and construed in such a manner as to accomplish the purpose of this OCC.

**9.14. INSURANCE REQUIRED.** Outside Counsel presently maintains malpractice insurance in an amount of not less than Five Million and No/100 (\$5,000,000.00) per occurrence and Ten Million and No/100 Dollars (\$10,000,000.00) aggregate.

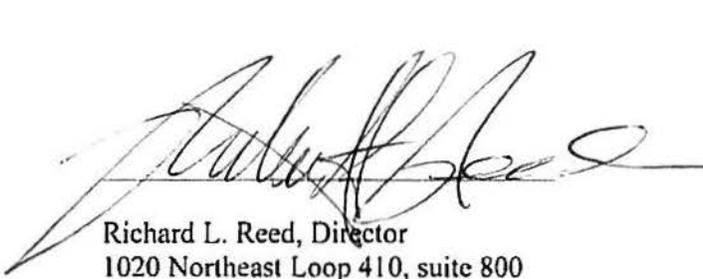
Outside Counsel agrees to maintain at least this amount of insurance coverage during this OCC Term. Further, Outside Counsel agrees to give notice to TFC and to the OAG in the event any amount of malpractice insurance is canceled. Outside Counsel also agrees to furnish to TFC or the OAG certified copies of such insurance policies when requested. Outside Counsel agrees that no claim by TFC and the State of Texas for damages resulting from breach of Outside Counsel's duties to TFC under this OCC shall be limited to the amount of malpractice insurance maintained by Outside Counsel.

**9.15. ADDITIONAL TERMS.** Any additional terms agreed to by Outside Counsel and TFC shall be listed in an optional Addendum C and must be approved by the OAG. These terms shall not be inconsistent or contrary to the Contract terms listed above, and nothing in Addendum C shall remove or modify terms contained in Sections 1 – 9. In the event of any conflict, ambiguity or inconsistency between the terms of Addendum C and Sections 1 – 9 of this Outside Counsel Contract, Sections 1 - 9 shall take precedence and control.

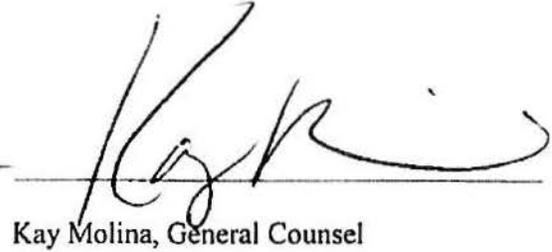
**IN WITNESS THEREOF, THE PARTIES HAVE SIGNED AND EXECUTED THIS OCC.**

**COATS, ROSE YALE, RYMAN & LEE, P.C.**

**TEXAS FACILITIES COMMISSION**



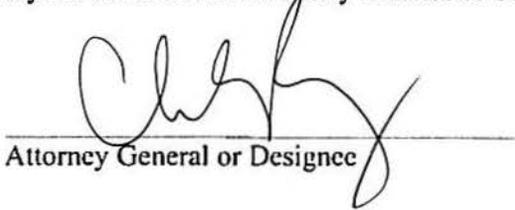
Richard L. Reed, Director  
1020 Northeast Loop 410, suite 800  
San Antonio, Texas 78209  
Tax ID# 17602944906  
*September 25, 2015*



Kay Molina, General Counsel

Approved:

By the Office of the Attorney General of Texas



Attorney General or Designee

## OUTSIDE COUNSEL CONTRACT

OAG Contract No. 2016-303-0012

### ADDENDUM A

#### SERVICES

Description of Legal Services to be provided:

Outside Counsel shall advise TFC on a wide variety of contract, construction, real estate and real estate development and redevelopment matters, including, but not limited to, the following:

- review of complex title materials including covenants and restrictions, easements, air rights agreements, view corridors and zoning;
- review ground surveys and compare title materials to surveys of the redevelopment area to ascertain ownership rights and necessary transactions/agreements that are required to perfect such rights;
- conduct an analysis of existing title rights associated with property within the redevelopment project, identify additional title work needed, and develop a plan for obtaining the needed title work;
- develop a title strategy that effectively allows the development and redevelopment to move forward from a property rights standpoint;
- provide advice as to the appropriate legal strategy to effect property transactions;
- consult on TFC's adopted contract forms as they compare to industry standard forms for owners and particularly as to management of risk for the owner;
- draft and review professional service and construction contracts utilizing TFC's adopted forms;
- provide advice on TFC's Uniform General Conditions and Supplementary General Conditions, as amended, as they compare to industry standard forms and particularly as to management of risk for the owner;
- provide advice on disputed change orders and contended awards of substantial completion; and,

- advise and provide ancillary transaction services including environmental law, prevailing wage rates and other related laws, enforcement of contracts, insurance coverages and related matters that may arise during the development and redevelopment process.

**OUTSIDE COUNSEL CONTRACT**

**OAG Contract No.** 2016-303-0012

**ADDENDUM B**

**RATES**

The hourly rate or rate range for attorneys, paralegals, patent agents, and others working on TFC matters:

**Name(s) of Lead Counsel:** Richard L. ("Rick") Reed, Director  
Adam Richie, Associate

For lead counsel, provide documentation of good standing with the relevant licensing authority.

<u>Named Individual or Timekeeper Classification</u>	<u>Hourly Rate or Rate Range</u>
Attorney – Director	\$350.00 - \$400.00
Attorney - Of Counsel	\$300.00 - \$325.00
Attorney – Associate	\$250.00 - \$285.00
Legal Assistants/Paralegal	\$150.00

**Billing Period.** The billing period for this OCC shall be monthly.