

**INTERAGENCY COOPERATION CONTRACT  
BETWEEN  
TEXAS FACILITIES COMMISSION  
AND  
HEALTH AND HUMAN SERVICES COMMISSION**

This Interagency Cooperation Contract ("Contract") is entered into by and between the Texas Facilities Commission ("TFC") and the Health and Human Services Commission ("Receiving Agency"), pursuant to the authority granted by and in compliance with the provisions of the Interagency Cooperation Act, Tex. Gov't Code Ann. §§ 771.001-.010 (West 2012 & Supp. 2016).

**I. STATEMENT OF WORK TO BE PERFORMED.**

1.01. **SCOPE OF SERVICES.** TFC shall provide, or cause to be provided, at the Fort Worth State Office Building located at 1501 Circle Drive, Fort Worth, Texas 76119, the following services listed below and as further detailed in the remodel estimate, attached hereto and incorporated herein by reference for all purposes as "Exhibit A":

(i) in suite 110, install emergency exit door, add three (3) service windows with Knappe & Vogt sliders, and add a desk on the back side;

(ii) in suite 100, install a door to the room facing the main entrance hallway and install vinyl composition tile; and

(iii) in suite 180, install new carpet tile.

**II. BASIS FOR COMPUTING REIMBURSABLE COSTS.**

2.01. **REIMBURSABLE COSTS.** The basis for computing reimbursable costs under this Contract shall be for actual costs incurred by TFC and developed from estimates received from third-party contractors.

**III. CONSIDERATION.**

3.01. **CONTRACT AMOUNT.** Receiving Agency agrees to pay TFC an amount not to exceed the sum of Ninety Six Thousand Eight Hundred Sixty Seven and 03/100 Dollars (\$96,867.03) for providing the services required to fulfill the terms of this Contract.

3.02. **ACTUAL COSTS.** TFC and Receiving Agency agree that payment in advance by Receiving Agency to TFC for services is necessary to effectively and efficiently complete the services, that such payment throughout the term of this Contract would serve a legitimate public purpose, and that the delivery of services may be expedited as a result of advanced payment, as authorized by Section 2155.383 of the Texas Government Code. If actual costs for contracted services provided by third-party contractors for work requested by Receiving Agency will exceed the amount allocated for said service, TFC will provide notice and a revised estimate to Receiving Agency. Prior to exceeding the "maximum contract amount" the parties shall agree to amend this Contract pursuant to Section 8.09 to reimburse for such increased actual costs on a dollar for dollar

basis. If actual costs for contracted services by third-party contractors are less than the maximum contract amount, TFC will return any amount that exceeds actual costs to Receiving Agency.

#### IV. PAYMENT FOR SERVICES.

4.01. **PAYMENT.** An Interagency Transaction Voucher or Invoice ("ITV") for these services will be prepared by TFC for the full amount of this Contract. Receiving Agency shall reimburse TFC within thirty (30) days from receipt of ITV or invoice for the full amount of this Contract. If payment by Receiving Agency is not received within thirty (30) days, TFC may cancel the Contract without further notice to Receiving Agency, and Receiving Agency shall remain liable for all actual costs incurred by TFC in delivering services under this Contract. TFC shall process all expenditures under this Contract as non-TFC capital budget expenses in that Receiving Agency shall have processed these expenditures as capital expenditures pursuant to the General Appropriations Act ("GAA"), Acts 2015, H.B. 1, 84<sup>th</sup> Leg., R.S., art. IX, sec. 14.03.

4.02. **UNIFORM STATE ACCOUNTING SYSTEM ("USAS").** To the extent possible, interagency payments involving only treasury funds will be processed as paperless document transfers in the USAS system subject to audit by the Fund Accounting Division of the Comptroller's Office. Payments from treasury funds for deposit into local bank accounts will be processed in USAS through the paperless purchase vouchers process. Interagency payments received from local funds for deposit into the State Treasury must be submitted according to policies and procedures for USAS deposits.

4.03. **REIMBURSEMENT.** (a) Reimbursements with funds contained in the State Treasury shall be made via USAS funds transfers, with Receiving Agency initiating the transfers. TFC will provide Receiving Agency with all the necessary USAS coding elements. Reimbursement with funds outside the State Treasury shall be made by Receiving Agency issuing warrants for payment to TFC.

(b) All reimbursements must be made through the use of local funds or drawn on the appropriated item(s) or account(s) of Receiving Agency from which the agency would ordinarily make expenditures for similar services or resources. Reimbursements will be credited to the appropriation year in which the expenses were incurred.

(c) To comply with the GAA, Acts 2015, H.B. 1, 84<sup>th</sup> Leg., R.S., art. IX, sec. 6.08, entities making payments from funding sources other than General Revenue Fund appropriations, shall remit an additional amount equal to the percentage of direct labor costs, necessary to cover the cost of the benefits.

4.04. **CAPITAL BUDGET AUTHORITY.** Pursuant to Rider 16 entitled *Capital Construction on Behalf of State Agencies* for TFC found in the GAA, Acts 2015, H.B. 1, 84<sup>th</sup> Leg., R.S., art. I (Facilities Commission), any capital items related to construction of buildings and facilities including minor construction projects greater than \$100,000 performed by TFC on behalf of other state agencies do not apply to TFC for the purpose of the capital budget rider limitations specified in the GAA, Acts 2015, H.B. 1, 84<sup>th</sup> Leg., R.S., art. IX, sec. 14.03. By signing this Contract, Receiving Agency certifies it has the requisite capital budget authority to fund the services to be provided under this Contract.

## V. TERM OF CONTRACT.

5.01. **TERM.** This Contract shall be effective upon the date of the last party to sign, and shall terminate on August 31, 2017, unless terminated earlier by either party, as provided in Section 5.03.

5.02. **DISPUTE RESOLUTION.** The parties agree to use good-faith efforts to decide all questions, difficulties, or disputes of any nature that may arise under or by this Contract; **provided however, nothing in this paragraph shall preclude either party from pursuing any remedies as may be available under Texas law.**

5.03. **EARLY TERMINATION.** (a) Either party may terminate this Contract upon thirty (30) days prior written notice to the other. Upon receipt of notice of early termination, TFC shall cancel, withdraw, or otherwise terminate outstanding orders or subcontracts which relate to the performance of this Contract and shall otherwise cease to incur costs under this Contract. Early termination will be subject to an equitable settlement of the respective interests of the parties accrued up to the date of termination.

(b) If this Contract is terminated for any reason, TFC will not be liable for any damages, claims, or losses, or any other amounts arising from or related to any such termination.

## VI. FUNDING.

6.01. **NO DEBT.** This Contract shall not be construed as creating any debt on behalf of the State of Texas and/or Receiving Agency 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 or Receiving Agency hereunder are subject to the availability of state funds. If such funds are not appropriated or become unavailable, this Contract may be terminated. In that event, the parties shall be discharged from further obligations, subject to the equitable settlement of their respective interests accrued up to the date of termination.

## VII. FORCE MAJEURE.

7.01. **FORCE MAJEURE.** Except as otherwise provided, neither TFC nor Receiving Agency is liable to the other for any delay in, or failure of performance, of a requirement contained in this Contract caused by force majeure. The existence of such causes of delay or failure shall extend the period of performance until after the causes of delay or failure have been removed, provided the non-performing party exercises all reasonable due diligence to perform. Force majeure is defined as acts of God, war, strike, fires, explosions, or other causes that are beyond the reasonable control of either party and that by exercise or due foresight, such party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such party is unable to overcome. Each party must inform the other in writing with proof of receipt within three (3) business days of the existence of such force majeure.



(a) the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract;

(b) acceptance of funds directly under the contract or indirectly through a subcontract under the contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds; and

(c) under the direction of the legislative audit committee, an entity that is the subject of an audit or investigation by the state auditor must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

8.08. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties. No other agreement, statement, or promise that is not contained in this Contract shall be binding except a subsequent written amendment to this Contract signed by both parties.

**THE UNDERSIGNED** do hereby certify that (i) the services specified above are necessary and essential and are properly within the statutory functions and programs of the affected agencies of State Government, (ii) the proposed arrangements serve the interest of efficient and economical administration of those agencies, and (iii) the services, supplies or materials contracted for are not required by Tex. Const. art. XVI, § 21 to be supplied under contract to the lowest responsible bidder.

TFC certifies that it has the authority to enter into this Contract by virtue of the authority granted in Chapter 771, Tex. Gov't Code Ann. (West 2012 & Supp. 2016).

Receiving Agency further certifies that it has the authority to enter into this Contract by virtue of the authority granted in Chapter 531, Tex. Gov't Code Ann. (West 2012 & Supp. 2016).


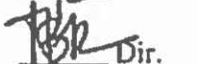
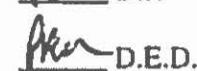
**TEXAS FACILITIES COMMISSION**



Harvey Hilderbran

Executive Director

Date of execution: 6-20-17

 G.C.  
 Dir.  
 D.E.D.

**HEALTH AND HUMAN SERVICES  
COMMISSION**



By: Harriett Stephens

Title: Associate Commissioner

Date of execution: 6/13/17



HHSC Contract No \_\_\_\_\_

EXHIBIT A

**Tarantino Properties, Inc.**

**BID FOR REMODEL CONSTRUCTION**

Bid Date: 4.26.2017

Project State Building 1501 Circle Dr. Ft. Worth, Texas

HHSC Portal Request # 17588 WD# 589181

Add Exterior Door, Add 3 Service Windows, Add Door in Rm 100. New Carpet Tile in 180. VCT in 100.

We In	Material Cost	Labor Cost	Total	SCOPE/INFO
Architect & MEP		\$22,000.00	\$22,000.00	
Service Windows - KV Slider, frame, trim	\$4,507.00	\$6,981.00	\$11,488.00	(3) KV sliders, frame, trim, exterior & interior counters @ 3 new service windows to match existing service windows.
Suite 100 Door Install in Corridor Wall	\$2,579.00	\$4,116.00	\$6,695.00	New door and frame w/vision side light windows & panel trip kit as noted. Cut in corridor wall, patch and repair as needed. Hardware
Exterior /Exit Door Install in HHSC Lobby	\$8,891.00	\$5,200.00	\$14,091.00	(1) new single storefront entry at exterior of building. (2) KV sliders at new transaction and (1) vision plan in new door. Add window film as noted.
Paint / Wall Covering	\$675.00	\$2,200.00	\$2,875.00	Touch up all walls affected by construction at new door and transaction tops - paint to match existing.
Electrical / Lighting	\$937.00	\$1,400.00	\$2,337.00	(3) new duplex outlets.
Data	\$850.00	\$1,900.00	\$2,750.00	(5) data drops.
Fire Alarm		\$1,425.00	\$2,200.00	Remove and reinstall fire alarm strobe where new door is installed leading into corridor. Install pull station at new door.
Final Cleaning		\$950.00	\$950.00	After Completion of Work
Blinds / OES Lobby			\$950.00	Will need to replaced blinds.
	\$18,439.00	\$46,172.00	\$64,611.00	
Room 100 - Turn Key Project	Replace carpet with VCT Flooring.		\$2,207.46	Work to be completed after hours or on Weekend.
Suite 180 Carpet Tile Install - Turn Key Including lifting of cubes. Approx. 279 Yds. @ \$65	Mannington EverReady - Rhapsody or Symphony Selections.		\$21,042.87	Work to be completed after hours or on Weekend.
	Sub Total		\$87,861.33	
5% Contingency			\$4,393.00	
5% Project Management Fee			\$4,612.70	
Total			\$96,867.03	

**QUALIFICATION:**

BID PROPOSAL IS BASED ON SCOPE LETTER AND INFORMATION PROVIDED ON WALK THORUGH OF SPACE.

BID EXCLUDES ANY ITEM NOT SHOWN OR SPECIFICALLY MENTIONED OR NOTED ON THE PROVIDED SCOPE.

BID IS BASED ON WORK BEING PERFORMED AFTER NORMAL HOURS AND ON WEEKENDS.

BID EXCLUDES ABATEMENT TESTING, IECC REPORT AND TDLR STAMPED DRAWINGS REQUIRED FOR PERMITTING.

Thank you for the opportunity to quote this project.