CONTRACT BETWEEN HOUSTON COMMUNITY COLLEGE And

HCC Project No. IFB 17-02

This Contract ("Contract") is made by and between Houston Community College ("public community college district organized under Chapter 130 of the Texas Edution ("Effective Date"), hereinafter known as (the "Contractor"), (individually, "Party" and collectively, "Partie ("Effective Date").	ucation Code, and whose address is
WITNESSETH, that the Contractor and the Owner for the consideration hereinafte follows:	r named agree as
ARTICLE 1. SCOPE OF WORK: The Contractor shall furnish all of the materials and work shown on the drawings and described in the specifications for the	e project entitled and specifications as and in these
The Contract Documents for the Project are enumerated as follows:	
UNIFORM GENERAL CONDITIONS SPECIFICATIONS AND DRAWING LIST ROOFING REPORT SOLICITATION AMENDEMENT NO. 1 ARCHITECTURAL AMENDMENT NO. 1 BID PRICE FORM PAYMENT BOND PERFORMANCE BOND CONTRACTOR'S BID or PROPOSAL PREVAILING WAGE RATE SCHEDULE CONTRACTOR/SUBCONTRACTOR PARTICIPATION FORM SUBCONTRACTOR PAYMENT CERTIFICATION FORM SUBCONTRACTOR PROGRESS ASSESSMENT FORM SMALL BUSINESS DEVELOPMENT PROGRAM ASSURANCE OF SBDP GOAL POLICY ON UTILIZATION OF SMALL BUSINESS PROGRAM	Exhibit 1 Exhibit 2 Exhibit 3 Exhibit 4 Exhibit 5 Exhibit 6 Exhibit 7 Exhibit 8 Exhibit 9 Exhibit 10 Attachment A Attachment B Attachment C Attachment D Attachment E Attachment F
ARTICLE 2. DEADLINE FOR SUBSTANTIAL COMPLETION: The Owner shall p Proceed in which a Date of Commencement of the Work shall be stated; such Date of shall be ten (10) or more Days after the date of the Notice to Proceed. The Contra Substantial Completion of the Work within (of Commencement actor shall achieve Calendar Days d Change Orders.
ARTICLE 3. THE CONTRACT SUM: Contract, subject to additions and deductions provided therein, dollars (\$), and make payment on accouprovided in the Contract Documents.	the sum of
ARTICLE 4. SMALL BUSINESS DEVELOPMENT PROGRAM: The Owner has adop Small Business Development Program, and Attachment F, Policy on Utilization Program, ("Policy"), which is incorporated herein by reference. Contractor, as a provise	of Small Business

must comply with the requirements of the Policy and adhere to the Small Business ("SB") Subcontracting Plan submitted with Contractor's Proposal and attached as Attachment A, Attachment B, Attachment C, and Attachment E. No changes to the SB Subcontracting Plan can be made by the Contractor without the prior written approval of the Owner in accordance with the Policy.

ARTICLE 5. LIQUIDATED DAMAGES: For each consecutive Calendar Day after the Deadline for Substantial Completion set forth in Article 2 above that any Work, including the correction of deficiencies found during the final testing and inspection, is not completed, the amount of _______ dollars (\$____) per Calendar Day will be deducted from the money due or becomes due the Contractor, not as a penalty but as liquidated damages representing the parties' estimate at the time of Contract execution of the damages which the Owner will sustain for late completion.

ARTICLE 6. CERTIFICATION OF NO ASBESTOS CONTAINING MATERIALS OR WORK: The Contractor shall provide a certification statement, included with each materials submittal, stating that no asbestos containing materials or work is included within the scope of the proposed submittal.

The Contractor shall insure that Texas Department of Health licensed individuals, consultants or companies are used for any required asbestos work including asbestos inspection, asbestos abatement plans/specifications, asbestos abatement, asbestos project management and third-party asbestos monitoring.

The Contractor shall provide at Substantial Completion, a notarized affidavit to the Owner and the Architect stating that no asbestos containing materials or work was provided, installed, furnished or added to the Project.

The Contractor shall take whatever measures he deems necessary to insure that all employees, suppliers, fabricators, materialmen, subcontractors, or their assigns, comply with this requirement.

All materials used on this Project shall be certified as non Asbestos Containing Building Materials (ACBM). The Contractor shall insure compliance with the following acts from all of his subcontractors and assigns:

Asbestos Hazard Emergency Response Act (AHERA-40 CFR 763-99 (7));

National Emission Standards for Hazardous Air Pollutants (NESHAP—EPA 40 CFR 61, National Emission Standard for Asbestos;

Texas Asbestos Health Protection Rules (TAHRP—Tex. Admin. Code Title 25, Part 1, Ch. 295C, Asbestos Health Protection

Every subcontractor shall provide a notarized statement that no ACBM has been used, provided, or left on this Project.

The Contractor shall provide, in hard copy and electronic form, all necessary material safety data sheets (MSDS) of all products used in the construction of the Project to the Texas Department of Health licensed inspector or Project Architect or Engineer who will compile the information from the MSDS and, finding no asbestos in any of the product, make a certification statement.

At Final Completion the Contractor shall provide a notarized certification statement per TAC Title 25 Part 1, Ch. 295.34, par. c.1 that no ACBM was used during construction of the Project.

<u>ARTICLE 7. ACCEPTANCE OF PROPOSAL OR AWARD OF CONTRACT:</u> By signing this Contract, the undersigned certifies as follows:

Assignment. This Contract is a personal service contract for the services of Construction, and Contractor's interest in this Contract, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party without the Owner's written consent.

Records of expenses pertaining to Additional Services and services performed on the basis of a Worker Wage Rate or Monthly Salary Rate shall be kept on the basis of generally accepted accounting principles and in accordance with cost accounting standards promulgated by the Federal Office of Management and Budget Cost Accounting Standards Board and shall be available for audit by the Owner or the Owner's authorized representative on reasonable notice.

Family Code Child Support Certification. Pursuant to Section 231.006, Texas Family Code, Service Provider certifies that it is not ineligible to receive the award of or payments under this Contract and acknowledges that this Contract may be terminated and payment may be withheld if this certification is inaccurate.

Eligibility Certification. Pursuant to Section 2155.004, Texas Government Code, Service Provider certifies that the individual or business entity named in this Contract is not ineligible to receive the award of or payments under this Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

Franchise Tax Certification. A corporate or limited liability company Contractor certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171 of the Texas Tax Code, or that the corporation or limited liability company is exempt from the payment of such taxes, or that the corporation or limited liability company is an out-of-state corporation or limited liability company that is not subject to the Texas Franchise Tax, whichever is applicable.

Payment of Debt or Delinquency to the State. Pursuant to Sections 2107.008 and 2252.903, Texas Government Code, Contractor agrees that any payments owing to Contractor under this Contract may be applied directly toward any debt or delinquency that Contractor owes the State of Texas or any agency of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.

Entire Contract; Modifications. This Contract supersedes all prior Contracts, written or oral, between Contractor and Owner and shall constitute the entire Contract and understanding between the parties with respect to the Project. This Contract and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Contractor and Owner.

Captions. The captions of paragraphs in this Contract are for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

Governing Law and Venue. This Contract and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. The county where the Project is located, Houston, Texas, Harris County, shall be the sole place of venue for any legal action arising from or related to this Contract or the Project in which the Owner is a party.

Waivers. No delay or omission by either party in exercising any right or power arising from non compliance or failure of performance by the other party with any of the provisions of this Contract shall impair or constitute a waiver of any such right or power. A waiver by either party of any covenant or condition of this Contract shall not be construed as a waiver of any subsequent breach of that or of any other covenant or condition of the Contract.

Binding Effect. This Contract shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

Appointment. Owner hereby expressly reserves the right from time to time to designate by notice to Contractor a representative(s) to act partially or wholly for Owner in connection with the performance of

Owner's obligations. Contractor shall act only upon instructions from the designated representative(s) unless otherwise specifically notified to the contrary.

Records. Records of Contractor's costs, reimbursable expenses pertaining to the Project and payments shall be available to Owner or its authorized representative during business hours and shall be retained for four (4) years after final Payment or abandonment of the Project, unless Owner otherwise instructs Contractor in writing.

Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative; or transmitted by fax machine to the last know business fax number of the designated representative. Mail notices are deemed effective upon receipt or on the third business day after the date of mailing, whichever is sooner. Fax notices are deemed effective the next business day after faxing.

Severability. Should any term or provision of this Contract be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Contract shall be construed as if the invalid or unenforceable term or provision had never been included.

Illegal Dumping. The Contractor shall ensure that it and all of its Subcontractors and assigns prevent illegal dumping of litter in accordance with Title 5, Texas Health and Safety Code, Chapter 365.

Ethics Matters/No Financial Interest. Contractor and its employees, agents, representatives and HCC's **Ethics** subcontractors read and understand Policy. http://www.hccs.edu/hcc/System%20Home/Departments/Procurement Operations/About Procurement/E and the HCC Vendor Conflict Interest Questionnaire. thics%20Policy.pdf, available at http://www.hccs.edu/hcc/System%20Home/Departments/Procurement Operations/About Procurement/C onflict%20of%20Interest%20Questionnaire.pdf and is in compliance with said policies and applicable state ethics laws and rules. Neither Contractor nor its employees, agents, representatives or subcontractors will assist or cause HCC employees to violate HCC's Ethic's Policy, provisions described by HCC Standards of Conduct Guide, , or applicable state ethics laws or rules. Contractor represents and warrants that no member of the Board has a direct or indirect financial interest in the transaction that is the subject of this Contract.

By signature hereon, Contractor certifies that no member of the Board of Trustees of Houston Community College, or Executive Officers, has a financial interest, directly or indirectly, in the transaction that is the subject of this contract.

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BY SIGNING BELOW, the Parties have executed and bound themselves to this Contract as of the day and year first above written.

(Contractor)	HOUSTON COMMUNITY COLLEGE (Owner)
By: (Original Signature)	By: (Original Signature)
Name:	Name:
Date:	Date:
CONTENT APPROVED: Office of Facilities Planning and Constructi Houston Community College	on
By: (Original Signature)	
Name: Title: Chief Facilities Officer Finance and Administration	

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EXHIBIT "A"

CITY OF HOUSTON, TEXAS LABOR CLASSIFICATIONS AND PREVAILING WAGE RATES FOR BUILDING CONSTRUCTION 2016

Worker Classification	Ratio	Base Rate	Fringe Benefit	Wage Total
Asbestos Worker/Insulator *	Ratio 1/1 - Apprentice	\$22.75	\$9.85	\$32.60
Asbestos Abatement Worker (ceilings, walls ,floors only)	Ratio 1/3 - Helpers \$9.10	\$14.00	\$0.00	\$14.00
Boilermaker *	Ratio 5/1 - Apprentice	\$23.14	\$21.55	\$44.69
Brick Layer * (see Mason Tender Brick)	Ratio 1/3 – Mason Tender Brick	\$18.87	\$0.00	\$18.87
Carpenter * (including acoustical ceiling work)	Ratio 2/1 - Apprentice	\$22.50	\$8.33	\$30.83
Cement Mason/Concrete Finisher *	Ratio 1/3 Mason Tender	\$13.93	\$0.00	\$13.93
Drywall Finisher/Taper *	Ratio 1/3 – Helpers \$8.54	\$16.27	\$3.66	\$19.93
Drywall Hanger, * incl. metal studs installation	Ratio 1/3 – Helpers \$9.46	\$17.44	\$3.93	\$21.37
Electrician *(Excluding Alarm & Low Voltage)	Ratio 3/2 - Apprentice	\$27.65	\$7.70	\$35.35
Electrician (Alarm Installation)	Ratio 1/1 - Apprentice	\$17.97	\$3.37	\$21.31
Electrician (Low Voltage)	Ratio 1/3 - Helper \$11.70	\$18.00	\$1.68	\$19.68
Elevator Mechanic *	Ratio 1/1 - Apprentice	\$38.52	\$28.38	\$66.90
Formbuilder/ Formsetter *	Ratio 1/3 - Helpers \$7.67	\$12.77	\$0.00	\$12.77
Glazier *	Ratio 1/3 - Helper \$11.51	\$14.92	\$2.78	\$17.70
Insulator * (Batt and Foam)	Ratio 1/3 - Helper \$7,25	\$22.02	\$6.35	\$28.37
Ironworker *(Reinforcing)	Ratio 1/3 - Helper \$7.83	\$14.87	\$.73	\$15.60
Ironworker *(Structural)	Ratio 1/3 - Helper \$10.19	\$22.02	\$6.35	\$28.37
Lather *	Ratio 1/3 - Helper \$13.38	\$19.73	\$0.00	\$19.73
Painter * (Brush, Roller, and Spray)	Ratio 1/3 - Helper \$7.42	\$17.24	\$4.41	\$21.65
Pipe Fitter *(HVAC Pipe only)	Ratio 1/1 - Apprentice	\$29.63	\$10.31	\$39.94
Pipe Fitter *(Excluding HVAC)	Ratio 1/3 - Apprentice \$12.40	\$29.39	\$10.31	\$39.70
Plasterer *	Ratio 1/3 Plaster Tenders	\$19.42	\$1.00	\$20.42
Plumber *	Ratio 3/2 - Apprentice	\$30.29	\$9.50	\$39.79
Roofer *	Ratio 1/3 - Helper \$7.85	\$15.40	\$0.00	\$15.40
Sheet Metal Worker *(incl. HVAC duct and system install.)	Ratio 2/1 - Apprentice	\$25.37	\$12.39	\$37.76
Sprinkler Fitter * (Fire sprinklers)	Ratio 1/1 – Apprentice	\$26.36	\$16.52	\$42.88
Tile Finisher *	Ratio 1/3 - Helper \$8.08	\$12.00	\$0.43	\$12.43
Tile Setter *	Ratio 1/3 - Helper \$10.91	\$16.17	\$0.00	\$16.17
Truck Driver		\$14.18	\$0.00	\$14.18
Laborers:				
Common Laborer		\$11.76	\$0.00	\$11.76
Mason Tender (Bricklayer's Helper)		\$13.47	\$0.00	\$13.47
Mason Tender (Cement /Concrete Finisher's Helper)		\$10.48	\$0.00	\$10.48
Pipe Layer		\$12.94	\$0.00	\$12.94
Plaster Tender (Plasterer's helper)		\$12.90	\$2.51	\$15.41
Power Equipment Operator:				
Asphalt Paver		\$16.03	\$000	\$16.03
Backhoe – Power Equipment Operator		\$13.94	\$0.00	\$13.94
Crane – Power Equipment Operator		\$34.85	\$9.85	\$44.70
Forklift – Power Equipment Operator		\$16.00	\$0.00	\$16.00
Slab and Wall Saw – Power Equipment Operator		\$15.54	\$3.83	\$19.37
Welders - Receive rate prescribed for craft performing operati	on in which welding is incidental			

* When Apprentices are shown, Helpers cannot be utilized. See Definitions for allowable journeymen to apprentice /helpers.

EXHIBIT "A"

LABOR CLASSIFICATIONS AND PREVAILING WAGE RATES FOR ENGINEERING CONSTRUCTION 2016

CLASSIFICATION	RATE	CLASSIFICATION	RATE
Asphalt Distributor Operator	\$14.06	Milling Machine Operator - Fine Grade	\$13.53
Asphalt Paving Machine Operator	\$14.32	Mixer Operator	\$10.33
Asphalt Raker	\$12.36	Motor Grader Operator- Rough	\$14.23
Asphalt. Shoveler	\$11.68	Motor Grader Operator	\$15.69
Broom or Sweeper Operator	\$12.68	Oiler	\$12.12
Buildozer Operator	\$11.81	Painter-Structures	\$18.62
Carpenter- Rough	\$12.49	Pavement Marking Machine Operator	\$11.18
Concrete Finisher- Paving	\$13.07	Pile Driverman	\$14.95
Concrete Finisher- Structures	\$12.98	Pipe Layer	\$12.12
Concrete Paving Curbing Machine Operator	\$11.71	Reinforcing Steel Setter - Paving	\$15.15
Concrete Paving Finishing Machine Operator	\$13.07	Reinforcing Steel Setter - Structure	\$14.39
Concrete Paving Joint Sealer Operator	\$11.00	Roller Operator, Pneumatic - Self-propelled	\$11.57
Concrete Paving, Saw Operator	\$13.99	Roller Operator, Steel Wheel, Flat Wheel/Tamping	\$11.57
Concrete Paving Spreader Operator.	\$10.44	Roller Operator, Steel Wheel, Plant Mix Pavement	\$11.92
Concrete Rubber	\$9.00	Scraper Operator	\$13.47
Crane Clamshell Backhoe Derrick. Dragline. Shovel Operator	\$12.71	Servicer	\$13.97
Crusher and Screening Plant Operator	\$11.29	Sign Installer - PGM	\$8.54
Electrician * 3 Journeyman 2 Apprentice Allowed	\$27,11	Slip Form Machine Operator	\$11.07
Flagger	\$10.33	Spreader Box Operator	\$13.58
Form Builder/Setter- Structures	\$12.23	Structural Steel Worker	\$14.39
Form Liner- Paving and Curb	\$12.34	Tractor Operator - Crawler Type	\$13.68
Form Setter- Paving and Curb	\$12.34	Tractor Operator- Pneumatic	\$10.07
Foundation Drill Operator - Crawler Mounted	\$17.43	Transit Mixer Truck Driver	\$11.00
Foundation Drill Operator - Truck Mounted	\$15.89	Truck Driver, Lowboy-float	\$16.03
Front Fod Loader Operator	\$13.17	Truck Driver_Single-Axle - Heavy	\$11.46
Laborer Common	\$11.02	Truck Driver_Single-Axle - Light	\$11.48
Laborer- Utility	\$11.73	Truck Driver. Tandem Axle Semi-Trailer	\$12.27
Manhole Builder	\$9.00	Work Zone Barricade Servicer	\$11.67
Mechanic	\$16.96	aceive rate prescribed for craft performing ope which welding is incidental	ration to
* Apprentices- must be in an approved USDOL Program and	cannot exc	eed ratios	

00820-4

Edition Date: 02-01-2016

EXHIBIT 7

PAYMENT BOND

Project No:
STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL PERSONS BY THESE PRESENTS: That
KNOW ALL PERSONS BY THESE PRESENTS: That (Contractor), of the City of, County of, an State of, as Principal, and
surety on bonds for principals, are held and firmly bound unto Houston Community College
System (Owner), in the penal sum of
WHEREAS, the Principal has entered into a certain written contract with the Owner, dated the day of _, 20, for construction of:
which contract is hereby referred to and made a part hereof as fully and to the same extent as copied at length herein.
NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if the sai Principal shall pay all claimants supplying Public Work Labor and Public Work Material (a defined by Section 2253.001 of the Texas Government Code) to him or a subcontractor in the prosecution of the work provided for in said contract, then, this obligation shall be voice otherwise to remain in full force and effect;
PROVIDED, HOWEVER, That this bond is executed pursuant to the provisions of Chapter 225 of the Texas Government Code as amended and all liabilities on this bond shall be determine in accordance with the provisions of said Statute to the same extent as if it were copied a length herein.
Surety, for value received, stipulates and agrees that no change, extension of time, alteration of addition to the terms of the contract, or to work performed thereunder, or the plans specifications, or drawings, accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration of addition to the terms of the contract, or the work to be performed thereunder.
IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrumer day of day of, 20

Principal	Surety
BY:	BY:
TITLE:	TITLE:
ADDRESS:	PHYSICAL ADDRESS:
	MAILING ADDRESS:
	TELEPHONE:
	LOCAL RECORDING AGENT PERSONAL IDENTIFICATION NUMBER:
The name and address of the Resident Agent of	Surety is:

EXHIBIT 8

PERFORMANCE BOND

Project No)	_		
THE STAT	E OF TEXAS	<i>ത ത ത</i>	KNOW ALL MEN BY THESE F	PRESENTS:
COUNTY	OF HARRIS	§		
THA called	AT WE, "Contractor"	and	the other subscr as Surety, do hereby acknowle	iber hereto
be held an		The Hou	ston Community College, "Owne) for the payment of which sum,	er," in the sum of
			sors, the said Contractor and ministrators, successors, and as	
THE CONI	DITIONS OF THIS	S OBLIGA	TION ARE SUCH THAT:	
WH writing	EREAS, the Co	ntractor ha with	as on or about this day execute Owner	ed a Contract in for
referred to		the Owner	set out in full in said Contract Do , all of which are made a part of t herein.	

NOW THEREFORE, if the said Contractor shall faithfully and strictly perform Contract in all its terms, provisions, and stipulations in accordance with its true meaning and effect, and in accordance with the Contract Documents referred to therein and shall comply strictly with each and every provision of Contract and with his bond, then this obligation shall become null and void and shall have no further force and effect; otherwise the same is to remain in full force and effect.

Should the Contractor fail to faithfully and strictly perform the Contact in all its terms, the Surety shall be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof, as more fully set forth herein. It is further understood and agreed that the Surety does hereby relieve Owner or its representatives from the exercise of any diligence whatever in securing compliance on the part of the Contractor with the terms of the Contract, including the making of payments thereunder, excepting only Owner's failure to make such payments in accordance with the terms and conditions of the Contract, and, having fully considered its Principal's competence to perform the Contract in the underwriting of this Performance Bond, the Surety hereby waives any notice of delay by the Contractor in the performance of the Contract. The Surety understands and agrees that the provision in the Contract that Owner shall retain

certain amounts due the Contractor until the expiration of thirty days from the acceptance of the Work is intended for the Owner's benefit, and Owner shall have the right to pay or withhold such retained amounts or any other amount owing under the Contract without changing or affecting the liability of the Surety hereon in any degree.

It is further expressly agreed by Surety that Owner or its representatives are at liberty at any time, without notice to the Surety, to make any change in the Contract Documents and in the Work to be done thereunder, as provided in the Contract, and in the terms and conditions thereof, or to make any change in, addition to, or deduction from the work to be done thereunder; and that such changes, if made, shall not in any way vitiate the obligation in this bond and undertaking or release the Surety therefrom.

This bond and all obligations created hereunder shall be performable in Harris County, Texas. This bond is given in compliance with the provisions of Chapter 2253 of the Texas Government Code, as amended, which is incorporated herein by this reference. However, all of the express provisions hereof shall be applicable whether or not within the scope of said statute.

IN WITNESS THEREOF, the said Contractor and Surety have signed and sealed this instrument on the respective dates written below their signatures and have attached current Power of Attorney.

ATTEST SEAL (if a corporation)

711 201, OZ/AZ. (II a corporation)		
WITNESS: (if not a corporation)	(Name of Contractor)	
By: Name: Title:	By: Name: Title: Date:	
ATTEST, SEAL: (if a corporation)		
WITNESS: (if not a corporation)	(Name of Surety)	
By: Name: Title:	By: Name: Title: Date:	