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E.A.A.

CONTRACT No. 17-872-AFS
BETWEEN THE
EDWARDS AQUIFER AUTHORITY
AND
GONZALEZ MAINTENANCE CONSTRUCTION
FOR RENOVATIONS TO EDWARDS AQUIFER AUTHORITY BUILDING

This Contract is made and entered into by and between the EDWARDS AQUIFER AUTHORITY, ("EAA"), a political subdivision of the State of Texas, with its principal place of business located at 900 E. Quincy Street, San Antonio, Texas 78215, and GONZALEZ MAINTENANCE CONSTRUCTION ("Contractor"), a general construction contractor with its principal place of business located at 19735 Wittenburg, San Antonio, Texas 78256. Each of these entities is, at times, referred to in this Contract individually as a "Party," and both are referred to collectively as "Parties."

RECITALS

WHEREAS, the EAA was created by the Edwards Aquifer Authority Act, Act of May 30, 1993, 73rd Leg., R.S., ch. 626, 1993 Tex. Gen. Laws 2350, as amended ("Act"); and

WHEREAS, under Section 1.02 of the Act, the EAA is a conservation and reclamation district created by virtue of Article XVI, Section 59, Texas Constitution, and is a governmental agency and body politic and corporate vested with the full authority to exercise the powers and to perform the functions specified in the Act, and other applicable law; and

WHEREAS, under Section 1.08(a) of the Act, the EAA has all the powers, rights and privileges necessary to manage, conserve, preserve, and protect the Edwards Aquifer ("Aquifer") and to increase the recharge of, and prevent the waste or pollution of water in, the Aquifer; and

WHEREAS, under Section 1.11(d)(2) of the Act, and other applicable laws, the EAA may enter into contracts; and

WHEREAS, the EAA General Manager executes the Contract on October 4, 2017; and

WHEREAS, the Contractor is a qualified and reliable general construction contractor which can provide the necessary services as described in Exhibit A; and

WHEREAS, it is in the public interest that the EAA enter into this Contract.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual promises and agreements set forth in this Contract, the EAA and the Contractor agree as follows:

ARTICLE I – TERM; DESCRIPTION OF WORK

Section 1.1. Term. This Contract is effective and commences on October 9, 2017, ("Effective Date"), and terminates on December 31, 2017, ("Expiration Date").

Section 1.2. Services. Subject to the terms and conditions of this Contract, the EAA engages the Contractor to perform, for the benefit of the EAA, the work set forth and described in this Contract and in the following documents ("Services") which are attached hereto: Scope of Work and Budget Estimate which is attached hereto as Exhibit A ("Scope of Work and Budget Estimate"). The Contractor accepts such engagement and agrees to devote its best efforts and abilities, and furnish all necessary materials, labor, machinery, equipment, tools, and transportation necessary in furtherance of its engagement under this Contract.

Section 1.3. Commencement and Completion of Services. The Contractor will commence performing the Services immediately upon the date of receipt of the written notice to proceed issued by the EAA's General Manager. All Services will be completed and delivered to the EAA by the Expiration Date and shall be completed in compliance with the schedules, budgets, descriptions and specifications contained herein and in the Exhibits attached hereto. It shall be the Contractor's responsibility to ensure that the completion times for the Services required under this Contract are met. At the sole option of the EAA, this Contract may be renewed and extended, with such election made by the EAA giving the Contractor written notice to renew and extend this Contract prior to the end of the then Contract period. Time is of the essence in the performance of this Contract.

ARTICLE II – AMENDMENTS

Section 2.1. This Contract may be amended only by written agreement of the Parties.

Section 2.2. Amendments by the General Manager. The Board of Directors of the EAA delegates the authority to the General Manager to enter into amendments to this Contract without further authorization by the Board consistent with the General Manager's authority to enter into contracts under Section 4.01 of the EAA's Bylaws.

ARTICLE III – COMPENSATION

Section 3.1. Fees and Expenses. The EAA agrees to pay the Contractor for the Services rendered under this Contract in accordance with the Scope of Work and Budget Estimate, but in no event shall payments to the Contractor exceed \$47,640. The Contractor may not exceed this amount and will be responsible for the payment of all of its other and additional costs and expenses. The Contractor is not authorized to expend any additional funds in excess of this amount without the prior written approval from the EAA. The EAA will not be held accountable for any

unauthorized work performed or funds expended by the Contractor in providing the Services under this Contract.

Section 3.2. Payment. All invoices from the Contractor to the EAA for the Services performed under this Contract shall be sent monthly and shall provide an itemization of the Services rendered, costs and expenses incurred. The terms of each invoice shall be net thirty (30) days upon EAA receipt and approval of that invoice.

ARTICLE IV – INDEPENDENT CONTRACTOR

Section 4.1. No Employment Relationship. The Parties understand and agree that this Contract does not create a fiduciary relationship between them, that they are separate entities, that the Contractor is an independent contractor with respect to the performance of the Services and is not subject to the direct or continuous control and supervision of the EAA, and that nothing in this Contract is intended to make either Party a subsidiary, joint venturer, partner, employee, agent, servant or representative of the other Party for any purpose whatsoever. The Contractor shall provide any and all equipment and materials necessary for the performance of the Services under this Contract. The EAA shall have no right of direction or control of the Contractor, or its employees and agents, except in the results to be obtained, and in a general right to order the performance of the Services to start or stop as agreed to herein, to inspect the progress of the Services, and to receive reports. The Contractor shall accommodate reasonable requests from the EAA to allow EAA employees, agents or representatives to accompany and observe Contractor personnel in carrying out the Services under this Contract.

ARTICLE V – CONTRACTOR PERSONNEL AND SUBCONTRACTORS

Section 5.1. Personnel. The Contractor will provide any and all personnel necessary for its performance of the Services. The Contractor will be responsible for its employees and agents in all respects, including, without limitation, their compliance with applicable laws and their safety, including without limitation, all Occupational Safety and Health Administration (OSHA) standards, requirements, and regulations. The Contractor indemnifies and holds harmless the EAA, its respective directors, officers, employees, and agents, from and against any claims brought by any employee, subcontractor or other agent of the Contractor relating in any way to the Services performed under this Contract.

Section 5.2. Subcontractors. In performing the Services under this Contract, the Contractor may retain and utilize as its subcontractors, to the extent that they are not already employees of the Contractor, those individuals identified to and approved in writing by the EAA, in advance. The EAA, in consultation with the Contractor, shall have the right to terminate, limit, or alter, at any time, the participation of any subcontractor utilized by the Contractor. No additional subcontractors may be retained by the Contractor to perform any Services under this Contract without the prior written consent of the EAA, provided that no such consent shall be necessary for the retention of any subcontractor previously approved by the EAA and identified by the Contractor on the Effective Date of this Contract. The Contractor will be responsible for its subcontractors in all respects including their compliance with applicable laws and their safety, including without limitation, all OSHA standards, requirements, and regulations.

uARTICLE VI – TERMINATION

Section 6.1. Termination. The EAA may terminate this Contract at any time, including at the expiration of each budget or payment period during the term of this Contract, with or without cause, upon ten (10) days prior written notice to the Contractor. Upon receipt of such termination notice, the Contractor shall immediately stop all work in progress, including all work performed by subcontractors. Insofar as possible, all work in progress will be brought to a logical termination point. Within thirty (30) days of the final invoice following termination, the EAA shall pay the Contractor all moneys then due and owing for the Services rendered, costs and expenses reasonably incurred up to the time of termination.

ARTICLE VII – OWNERSHIP OF MATERIALS

Section 7.1. Ownership. All information, documents, property, or materials produced, created, or supplied under this Contract by the Contractor, its employees, agents or subcontractors or anyone else, and whether finished or unfinished or in draft or final form, will be the property of the EAA. The EAA shall have unlimited rights to technical and other data resulting directly from the performance of the Contractor's Services under this Contract.

Section 7.2. Delivery of Documents upon Termination. Upon termination of this Contract under Sections 1.3 or 6.1, all such information, property and materials not already in the possession of the EAA will be promptly delivered to the EAA.

Section 7.3. Nondisclosure of Documents. The information, documents, property, or materials produced, created or supplied under this Contract by the Contractor, including preliminary technical reports and studies, shall not be disclosed by the Contractor to any third-party without the prior written consent of the EAA. The Contractor shall immediately advise the EAA of any requests for any such information, document, property, or materials by a third-party. The unauthorized disclosure of such information, documents, property, or materials in violation of this section shall, in the sole judgment of the EAA, constitute a breach of this Contract and shall be subject to all applicable remedies at law or equity.

Section 7.4. Record Copies. The Contractor shall retain a record copy of all information, documents, property, or materials developed in the course of performing the Services. Upon request of the EAA, such information, documents, property, or materials will be promptly supplied to the EAA, including after the Expiration Date or the termination of this Contract under Section 6.1. The EAA will reimburse the Contractor for actual cost of time and expenses of reproduction of such materials when requested.

ARTICLE VIII – NON-PERFORMANCE

Section 8.1. The Contractor warrants that it will perform all Services in a good and workmanlike manner, strictly in accordance with the standards of the Contractor's profession, the Scope of Work, and as otherwise provided in this Contract and the Exhibits hereto. The Contractor's failure to timely perform the Services as warranted and agreed shall constitute a breach of this Contract and shall be subject to all applicable remedies at law or equity. Judgment of nonperformance shall rest solely with the EAA.

ARTICLE IX – LIQUIDATED DAMAGES

Section 9.1. If the Contractor fails to complete the Services required to be provided under this Contract by the Expiration Date, then the Contractor shall pay to the EAA as liquidated damages, the sum of \$100.00 per day, beginning on the day first following the Completion Date and continuing for each day until actual completion of the Scope of Work, provided that any such delay in completion is due to the Contractor and is not attributable to a failure of the EAA, its employees or agents, or any third parties who are not subcontractors of the Contractor, to perform its responsibilities in coordinating, reviewing or otherwise performing the Services under this Contract. The EAA, in its sole discretion, reserves the right to waive this provision in whole or in part. These liquidated damage amounts are in addition to, and not in lieu of, any other damages due to the EAA, or any other remedies available to the EAA as a result of a default by the Contractor under this Contract.

ARTICLE X – BOND COVERAGE

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ARTICLE XI – INSURANCE

Section 11.1. Insurance Coverages. During the term of this Contract, the Contractor shall obtain and maintain in effect, at Contractor's expense, appropriate insurance policies protecting the Contractor and the EAA, and their respective directors, officers, employees, and agents, against any loss, liability, personal injury, death, property damage or any expense arising out of the performance of the Services under this Contract, including, without limitation: (1) worker's compensation insurance in compliance with applicable state law; (2) comprehensive general liability insurance, insuring against property damage, personal injury and death, in an amount of no less than \$1,000,000.00 per occurrence; (3) automobile liability insurance in an amount no less than \$1,000,000.00; (4) umbrella liability insurance in an amount of no less than \$1,000,000.00. Said insurance policies shall be with insurance carriers licensed to do business in Texas. The Contractor shall be responsible for requiring that its subcontractors carry and maintain adequate insurance coverage.

Section 11.2. Additional Insureds. The Contractor shall name the EAA and its respective directors, officers, and employees, as "additional insureds" on all of the insurance policies specified in Subsection 11.1 above, or with respect to the worker's compensation insurance, contain waivers of subrogation by Contractor and the insurance carrier in favor of the EAA. Not

later than the date of receipt of the written notice to proceed under Section 1.3, the Contractor must provide the EAA with certificates of insurance to be issued directly to the EAA by the Contractor's insurance agent, identifying the specified coverage. The Contractor, through its agent of record, shall notify the EAA of any changes in coverages within thirty (30) days prior to any effective date of change.

Section 11.3. No limitations. Contractor's obligation to obtain and maintain the foregoing policy or policies in the amounts specified shall not be limited in any way by reason of any insurance which may be maintained by the EAA, nor shall Contractor's performance of this obligation relieve it of liability under the indemnity provisions set forth in Section 12.2.

ARTICLE XII – ASSUMPTION OF RISK AND INDEMNIFICATION

Section 12.1. Risk. The Contractor shall assume all risks associated with the Contractor's or its subcontractors' performance under this Contract and shall waive any claim against the EAA and other participants for damages arising out of the performance of the Services under this Contract.

Section 12.2. Indemnification. The Contractor shall defend, indemnify and hold harmless the EAA, its directors, employees and agents from any and all damages, loss, or liability of any kind whatsoever, including the costs of litigation and attorneys' fees arising from (a) contracts or arrangements between the Contractor and any third parties entered into in performing this Contract, (b) any claims brought by any person relating to this Contract or the Services provided hereunder, or (c) the quality of the Services or the performance of the Services covered by this Contract.

ARTICLE XIII – NOTICES

Section 13.1. Notices to the EAA. All notices or communications under this Contract to be mailed or delivered to the EAA shall be in writing and shall be sent to the EAA's principal place of business as follows, unless and until the Contractor is otherwise notified:

EDWARDS AQUIFER AUTHORITY
900 E. Quincy Street
San Antonio, Texas 78215
ATTENTION: ROLAND RUIZ, GENERAL MANAGER

Section 13.2. Notices to the Contractor. All notices or communications under this Contract to be mailed or delivered to the Contractor shall be in writing and shall be sent to the address of the Contractor as follows, unless and until the EAA is otherwise notified:

GONZALEZ MAINTENANCE CONSTRUCTION
P.O. Box 691944
San Antonio, Texas 78269
ATTENTION: HECTOR RODRIGUEZ, GENERAL MANAGER

Section 13.3. Effective Date of Notice. Any notices or communications required to be given in writing by one Party to the other shall be considered as having been given to the addressee on the date the notice of communication is posted by the sending Party.

ARTICLE XIV – MISCELLANEOUS

Section 14.1. Entire Agreement. This Contract and the attached Exhibits constitute the entire agreement between the Parties regarding the Services to be performed by the Contractor and there are no representations, warranties, agreements or commitments between the Parties except as set forth herein. Unless otherwise authorized herein, no amendments or additions to this Contract shall be binding on the Parties unless in writing and signed by the Parties.

Section 14.2. Non-Waiver. No delay or failure by either Party to exercise any right under this Contract, nor any partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

Section 14.3. Headings. Headings in this Contract are for convenience only and shall not be used to interpret or construe its provisions.

Section 14.4. Governing Law. This Contract shall be deemed to have been executed and performed in the State of Texas and shall be construed in accordance with and governed by the laws of the State of Texas. Venue for any disputes or claims arising from this Contract shall be exclusively in the proper courts in Bexar County, Texas.

Section 14.5. Counterparts. This Contract may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Section 14.6. Binding Effect. The provisions of this Contract shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns; provided, however, that the Contractor may not assign any of its rights nor delegate any of its duties hereunder without the EAA's prior written consent.

Section 14.7. Validity. The invalidity of any provision or provisions of this Contract shall not affect any other provision of this Contract, which shall remain in full force and effect, nor shall the invalidity of a portion of any provision of this Contract affect the balance of such provision.

Section 14.8. Non-Waiver of Immunity. Nothing in this Contract is intended as any waiver by the EAA of any immunity from suit to which it is entitled under Texas law.

Section 14.9. Survival. Termination of this Contract for breach shall not constitute a waiver of any rights or remedies available at law or in equity to a Party to redress such breach. All remedies, either under this Contract or at law or in equity or otherwise available to a Party, are cumulative and not alternative and may be exercised or pursued separately or collectively in any order, sequence or combination. In addition, to these provisions, applicable provisions of this Contract shall survive any termination of this Contract.

Section 14.10. Attachments. The Exhibits, schedules and/or other documents attached hereto or referred to herein are incorporated herein and made a part hereof for all purposes. As used herein, the expression "Contract" means the body of this Contract and such attachments, Exhibits, schedules and/or other documents, and the expressions "herein," "hereof," and "hereunder" and other words of similar import refer to this Contract and such attachments, exhibits, schedules and/or other documents as a whole and not to any particular part or subdivision thereof.

Section 14.11. Costs. If any legal action, arbitration, or other proceeding is brought by a Party for the enforcement of this Contract or because of an alleged breach or default of this Contract, the prevailing Party shall be entitled to recover reasonable costs incurred, including but not limited to attorney's fees, in such action or proceeding in addition to any other relief to which it or they may be entitled.

Section 14.12. Authority to Contract. Each Party represents and warrants for the benefit of the other Party that: (1) it has the legal authority to enter into this Contract; (2) this Contract has been duly approved and executed; (3) no other authorizations or approvals are or will be necessary in order to approve this Contract and to enable that Party to enter into and comply with the terms and conditions of this Contract; (4) the person executing this Contract on behalf of each Party has the authority to bind that Party; and (5) the Party is empowered by law to execute any other agreement or documents and to give such other approvals, in writing or otherwise, as are or may hereafter be required to implement and comply with this Contract.

Section 14.13. Officers or Agents. No officer or agent of the Parties is authorized to waive or modify any provision of this Contract. No amendment to or rescission of this Contract may be made except by a written document signed by the Parties' authorized representatives.

IN WITNESS WHEREOF, this Contract is executed as of the day and date first written above, in Section 1.1.

EDWARDS AQUIFER AUTHORITY

GONZALEZ MAINTENANCE CONSTRUCTION

By: 

Roland Ruiz
General Manager

By: 

Hector Rodriguez
General Manager

ATTEST:

ATTEST:

By: 

Jennifer Wong-Esparza
Assistant to the Board Secretary

By: 

Name Hector Rodriguez
Title MANAGER

EXHIBIT A
SCOPE OF WORK AND BUDGET ESTIMATE

SPECIFICATIONS AND SERVICES

At the EAA's direction, the Contractor will renovate various offices to include the removal of existing walls or installations of new walls, installation of metal studs, drywall, doors, door frames, carpet, rail system for fire proof cabinets, and for data and voice drops; relocation or cancelation of electrical outlets and switches; the relocation of AC vents and returns; and the reinforcement and adjustment of railing of suspended ceiling.

The Contractor shall be responsible for the purchase all necessary materials for the office renovation.

The Contractor shall be responsible for obtaining all necessary permits, if applicable.

The Contractor shall be responsible for maintaining the site in a clean condition during the duration of the project. The Contractor shall remove all construction materials, waste, demolition debris, excess material, etc. and properly dispose of such items.

SCOPE OF WORK AND COSTS

Office 103C	\$2,940.
Installation of New Wall and Door:	
Install metal studs	
Install 5/8" drywall	
Install door unit to match existing	
Install new metal door frame	
Install new door	
Install door hardware (hinges)	
Install existing double metal window unit	
Install window unit	
Secure and seal window unit properly	
Tape and float drywall	
Apply texture to match existing drywall	
Apply 1 coat of primer to new drywall	
Apply 2 coats of paint to entire office	
Apply 2 coats of paint to exterior wall and adjacent wall section	
Apply 2 coats of oil base paint to metal door frame and metal window frame	
Install vinyl cove base where needed	
Offices 142 and 137	\$2,760.
Cut Power to Electricity in Walls to be Removed:	
Remove wall	
Remove drywall	
Remove metal studs	

Remove metal plates
 Remove doors and doorframes
 Reinforce (brace) metal studs and plates to attic structure
 Repair ceiling
 Paint ceiling to match existing ceiling
 Repair wall
 Apply texture to match existing wall
 Paint walls to match existing wall
 Install new carpet inserts to match existing where walls existed
 Install vinyl cove base where needed

Office 143 \$1,780.

Remove entry door and door frame
 Remove wall
 Remove drywall
 Remove metal studs
 Remove metal plates
 Fabricate wall to enclose existing entrance
 Fabricate opening to install new door entrance
 Install new metal studs and plates
 Install metal frame
 Install door, door frame and hardware
 Repair walls
 Apply texture to match existing walls
 Paint walls to match existing walls
 Install new carpet inserts to match where wall existed
 Install vinyl cove base where needed

Office 141 (IT Storage) \$1,330.

Fabricate wall to create straight wall
 Apply texture to match existing walls
 Paint walls to match existing walls
 Install vinyl cove base where needed

Office 140 \$1,940.

Cut power to electricity in walls to be removed
 Remove walls
 Remove drywall
 Remove metal studs
 Remove metal plates
 Remove doors and door frame
 Apply texture to match existing wall
 Paint walls to match existing wall
 Install new carpet inserts to match where walls existed
 Install vinyl cove base where needed

Office 140A (Fire Resistant File Cabinets Room)	\$3,840.
Install previously removed fire resistant file cabinets into new designated area with fabricate rail support system	
Install rail support system	
Install heavy fire-resistant file cabinets on rail support system	
Install vinyl composite tile to finish floor to match existing flooring	
 Office 153 (Facilities Room)	 \$1,960.
Remove all base and wall cabinets	
Remove counter tops	
Relocate electrical outlets to standard height	
Repair walls	
Apply texture to match existing walls	
Paint walls to match existing walls	
Install vinyl composite tile to match existing	
Install vinyl cove base where needed	
 Office 154 (Environmental Management Storage)	 \$ 790.
Repair walls	
Apply texture to match existing walls	
Paint walls to match existing walls	
 Office 158 and 157B (Aquifer Science Storage)	 \$2,750.
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Apply texture to match existing walls	
Paint walls to match existing walls	
Install vinyl cove base where needed	
 Office 160 (Storage Room by Back Exit)	 \$2,980.
Fabricate Wall to Divide Space into Two (2) Offices:	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Fabricate opening to install entry door	
Install metal frame	
Install door, door frame and hardware	
Apply texture to match existing walls	
Paint walls to match existing walls	
Paint door frame to match existing frames	
Install vinyl cove base where needed	

Office 159A (Finance Office)	\$2,760.
Fabricate Wall to Enclose Space for New Office:	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Fabricate opening to install entry door	
Install metal frame	
Install door and hardware	
Apply texture to match existing walls	
Paint walls to match existing walls	
Paint door frame to match existing frame	
Install vinyl cove base where needed	
Office 159 (Records Room)	\$3,840.
Remove walls to open space	
Remove door and frame	
Remove file cabinet system (rails, and support)	
Level floor	
Install new vinyl composite tile to match existing tile	
Install vinyl cove base to match existing	
Enclose wall where door once existed	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Apply texture to match existing walls	
Paint walls to match existing walls	
Mail/Copy Room	\$1,940.
Fabricate island with cabinets removed from general storage room	
Fabricate new counter top	
Install new kick plates around island cabinets	
Electrical	\$2,850.
Relocate outlets and electrical switches	
Install new electrical boxes	
Install new electrical outlets	
Install new electrical switches	
Relocate lamps to accommodate new areas	
Relocate electrical switches to be controlled in new areas	
Cancel electrical outlets and electrical switches in walls to be removed	
Mechanical	\$1,910.
Relocate AC vents according to new layout	
Relocate AC return vents to accommodate new spaces	

Suspended Ceiling	\$1,860.
Reinforce and adjust railing system according to new layout	
Cut and adjust ceiling tiles	
Carpet	\$4,930.
Install new carpet (similar quality as existing) in new office areas without carpet	
Communications	\$4,480.
Run new data and voice (12 runs in new office areas and cubicles) from server room	
Install 1 - 16 net patch panel	
Install 12 - 4 port walls Panduit wiring duct (ivory to match existing)	
Install 12 net cables, adapters, boxes	
Install 12 phone cables, adapters, boxes	
New Cat 5 cable	
New Cat 5 keystone jacks	
<u>Includes all labor and material</u>	
Total	\$47,640.

Total payments made to the Contractor under this Contract shall not exceed \$47,640.

Renovations shall be completed no later than December 31, 2017.