

AN AGREEMENT  
BY AND BETWEEN  
THE TEXAS A&M UNIVERSITY SYSTEM OFFICES  
AND TAYLOR CONSTRUCTION MANAGEMENT

This Master Agreement (“Agreement”) is entered into and effective September 1, 2017 (the “Effective Date”), by and between The Texas A&M University System (hereafter referred to as “the A&M System”), an agency of the state of Texas, and Taylor Construction Management (hereafter referred to as “PROVIDER”). The A&M System and PROVIDER are sometimes hereafter referred to as “Party” individually or “Parties” collectively).

The A&M System and PROVIDER hereby agree as follows:

**1. SCOPE OF WORK**

PROVIDER will work with the A&M System to provide construction project support personnel and related construction project management services as outlined in RFQ01 FPC-18-002. The services included (but not limited to) in the scope of this Agreement are listed in Exhibit A, attached hereto.

**2. TERM OF THE AGREEMENT**

The initial term of this Agreement shall begin September 1, 2017 and will extend for two (2) years. This Agreement can be extended for two (2) additional one (1) year terms upon written agreement of both parties. Any extensions shall be at the same terms and conditions plus any approved changes to be determined by the A&M System and negotiated in writing with the PROVIDER.

**3. PAYMENT TERMS**

- A. The A&M System or the applicable A&M System member (MEMBER) shall compensate the PROVIDER for the scope and fees negotiated at the time a specific project is assigned, to include reimbursables. PROVIDER shall invoice for amounts due consistent with the payment schedule outlined in the purchase order for that specific project. Payment will be made to PROVIDER upon approval of such invoice by the A&M System or MEMBER.
- B. It is the policy of the state of Texas to make payment on a properly prepared and submitted invoice within thirty (30) days of the latter of any final acceptance of performance or the receipt of a properly submitted invoice, in conformance with the Texas Prompt Payment law. Generally, payment will be made on the 30<sup>th</sup> day unless a discount has been arranged for more immediate payment.
- C. Business-related travel, lodging and/or meal expenses will be reimbursed by the A&M System (if authorized by the A&M System) according to the State of Texas rates, rules, and regulations (<https://comptroller.texas.gov/purchasing/programs/travel-management/>). PROVIDER is required to submit all travel receipts when requesting reimbursement. Under no circumstance will the PROVIDER be reimbursed for alcohol purchases. State travel rates are subject to change without notice and will be adjusted accordingly. Mileage rates will be calculated from point-to-point (PROVIDER’s place of business to job site) using the State of Texas mileage. Should the contract be renewed for an

additional term, travel reimbursement amounts will be renegotiated at that time.

- D. All payments shall be made by electronic direct deposit. PROVIDER is required to complete and submit to the A&M System a Vendor Direct Deposit Authorization form prior to the first payment request. The form can be accessed at;  
<https://www.tamus.edu/business/budgets-and-accounting/accounting/general/> .
- E. All invoices must reference the A&M System or MEMBER project specific purchase order number and description of services provided to include but not limited to time, deliverables, and activities.
- F. For A&M System projects, invoices are to be sent to e-Builder with the appropriate link provided in the purchase order. The invoices must include a summary of services performed. The invoices will be processed for payment upon approval by an A&M System representative within Facilities Planning & Construction.

#### **4. DEFAULT AND TERMINATION**

- A. In the event of substantial failure by PROVIDER to perform in accordance with the terms hereof, the A&M System may terminate this Agreement upon fifteen (15) days written notice of termination setting forth the nature of the failure (the termination shall not be effective if the failure is fully cured prior to the end of the fifteen-day period), provided that said failure is through no fault of the A&M System.
- B. The A&M System may terminate this Agreement at any time upon seven (7) days prior notice to PROVIDER.

#### **5. PUBLIC INFORMATION**

- A. PROVIDER acknowledges that the A&M System is obligated to strictly comply with the Public Information Act, Chapter 552, *Texas Government Code*, in responding to any request for public information pertaining to this Agreement, as well as any other disclosure of information required by applicable Texas law.
- B. Upon the A&M System's written request, PROVIDER will provide specified public information exchanged or created under this Agreement that is not otherwise excepted from disclosure under chapter 552, Texas Government Code, to the A&M System in a non-proprietary format acceptable to the A&M System. As used in this provision, "public information" has the meaning assigned Section 552.002, *Texas Government Code*, but only includes information to which the A&M System has a right of access.
- C. PROVIDER acknowledges that the A&M System may be required to post a copy of the fully executed Agreement on its Internet website in compliance with Section 2261.253(a)(1), *Texas Government Code*.

#### **6. DISPUTE RESOLUTION**

The dispute resolution process provided in Chapter 2260, *Texas Government Code*, and the related rules adopted by the Texas Attorney General pursuant to Chapter 2260, shall be used by the A&M System and PROVIDER to attempt to resolve any claim for breach of contract made by PROVIDER that cannot be resolved in the ordinary course of business. PROVIDER shall submit written notice of a claim of breach of contract under this Chapter to Billy Hamilton,

Executive Vice Chancellor and Chief Financial Officer for the A&M System, who shall examine PROVIDER's claim and any counterclaim and negotiate with PROVIDER in an effort to resolve the claim.

7. **INSURANCE**

- A. This process is described in Exhibit B, attached hereto.

8. **MISCELLANEOUS**

- A. **Indemnification. PROVIDER agrees to indemnify and hold harmless the A&M System from any claim, damage, liability, expense or loss to the extent arising out of PROVIDER's negligent or willful errors or omissions under this Agreement.**
- B. **Independent Contractor.** PROVIDER is an independent contractor, and neither PROVIDER nor any employee of PROVIDER shall be deemed to be an agent or employee of the A&M System. The A&M System will have no responsibility to provide transportation, insurance or other fringe benefits normally associated with employee status. PROVIDER shall observe and abide by all applicable laws and regulations, policies and procedures, including but not limited to those of the A&M System relative to conduct on its premises.
- C. **Delinquent Child Support Obligations.** A child support obligor who is more than 30 days delinquent in paying child support and a business entity in which the obligor is a sole proprietor, partner, shareholder, or owner with an ownership interest of at least 25 percent is not eligible to receive payments from state funds under an agreement to provide property, materials, or services until all arrearages have been paid or the obligor is in compliance with a written repayment agreement or court order as to any existing delinquency. The *Texas Family Code* requires the following statement: "Under Section 231.006, *Texas Family Code*, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate."
- D. **Payment of Debt or Delinquency to the State.** Pursuant to Section 2252.903, *Texas Government Code*, PROVIDER agrees that any payments owing to PROVIDER under this Agreement may be applied directly toward certain debts or delinquencies that PROVIDER owes the State of Texas or any agency of the State of Texas regardless of when they arise, until such debts or delinquencies are paid in full.
- E. **Previous Employment.** PROVIDER acknowledges and understands that Section 2252.901, *Texas Government Code*, prohibits the A&M System from using state appropriated funds to enter into any employment contract, consulting contract, or professional services contract with any individual who has been previously employed, as an employee, by the agency within the past twelve (12) months. If PROVIDER is an individual, by signing this Agreement, PROVIDER certifies that Section 2252.901, *Texas Government Code*, does not prohibit the use of state appropriated funds for satisfying the payment obligations herein.
- F. **Franchise Tax Certification.** If PROVIDER is a taxable entity subject to the Texas Franchise Tax (Chapter 171, *Texas Tax Code*), then PROVIDER certifies that it is not

currently delinquent in the payment of any franchise (margin) taxes or that PROVIDER is exempt from the payment of franchise (margin) taxes.

- G. **State Auditor's Office.** PROVIDER understands that acceptance of funds under this Agreement constitutes acceptance of the authority of the Texas State Auditor's Office, or any successor agency (collectively, "Auditor"), to conduct an audit or investigation in connection with those funds pursuant to Section 51.9335(c), *Texas Education Code*. PROVIDER agrees to cooperate with the Auditor in the conduct of the audit or investigation, including without limitation, providing all records requested. PROVIDER will include this provision in all contracts with permitted subcontractors.
- H. **Entire Agreement.** This Agreement constitutes the sole agreement of the parties and supersedes any other oral or written understanding or agreement pertaining to the subject matter of this Agreement. This Agreement may not be amended or otherwise altered except upon the written agreement of both parties.
- I. **Severability.** If any provisions of this Agreement are rendered or declared illegal for any reason, or shall be invalid or unenforceable, such provision shall be modified or deleted in such manner so as to afford the Party for whose benefit it was intended the fullest benefit commensurate with making this Agreement, as modified, enforceable, and the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but shall be enforced to the greatest extent permitted by applicable law.
- J. **Headings.** Headings appear solely for convenience of reference. Such headings are not part of this Agreement and shall not be used to construe it.
- K. **Non-Assignment.** PROVIDER shall neither assign its rights nor delegate its duties under this Agreement without the prior written consent of the A&M System.
- L. **HUB Subcontracting Plan.** If awarded a project as a result of this Master Agreement, the PROVIDER must complete an HSP in full per the instructions below upon submittal of the proposal for that specific project.
- a. Complete Section 1
  - b. Complete Section 2a through d.
  - c. Complete Section 4
  - d. Complete Method A or B as applicable depending on your response to questions in Section 2c-d. Below are the instructions for each Method;  
**Method A:** Provide Method A (Attachment A) for each opportunity identified in Section 2b of the HSP and complete all sections. Section A-2 shall include all subconsultants selected for that opportunity, both HUBs and non-HUBs.  
**Method B:** Provide Method B (Attachment B) for each opportunity identified in Section 2b. Reminder that all supporting documentation listed in Section B-3 shall be provided as part of this attachment. The following are additional items of note as part of the good faith effort required:
    - The PROVIDER shall provide potential HUB subcontractors reasonable time to respond to the PROVIDER's notice. "Reasonable time to respond" in this context is no less than seven (7) working days from receipt of notice, unless

circumstances require a different time period and it is approved by TAMUS in writing.

- The PROVIDER shall use the State of Texas Centralized Master Bidders List (CMBL), HUB Directory, internet resources, and/or other directories as identified by the State of Texas or the TAMUS HUB Program Office when searching for HUB subcontractors. **A complete list of all State of Texas certified HUBs may be electronically accessed at;**  
<https://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp>
- The PROVIDER shall provide the notice described in this section to **three (3) or more** HUBs for **each** subcontracting opportunity as stated in Section B3a. The A&M System encourages PROVIDERs to seek and find a “Diverse Group” of Historically Underutilized Businesses in each category in which a subcontract of services is solicited.
- The PROVIDER shall provide notice to minority and women business trade organizations or development centers that assist in identifying HUBs by disseminating opportunities to their membership/participants. A list of possible organizations/centers can be found at the following site;  
<https://comptroller.texas.gov/purchasing/vendor/hub/resources.php>
- The PROVIDER shall negotiate in good faith with qualified HUBs, not rejecting qualified HUBs who were also the best value responsive bidder.
- Provide written justification of the selection process if a non-HUB subcontractor is selected in Section B-4c.

It is the policy of the A&M System to involve qualified HUBs to the greatest extent allowed by law in the A&M System's construction contracting, professional services, and purchase, lease, or rental of all supplies, materials, services and equipment. All A&M System members are responsible for making a good faith effort of ensuring that HUBs are afforded an equitable opportunity to compete for all procurement and contracting activities of the System.

- M. **Force Majeure.** Neither party is required to perform any term, condition, or covenant of this Agreement, if performance is prevented or delayed by a natural occurrence, a fire, an act of God, an act of terrorism, or other similar occurrence, the cause of which is not reasonably within the control of such party and which by due diligence it is unable to prevent or overcome.
- N. **Loss of Funding.** Performance by the A&M System under this Agreement may be dependent upon the appropriation and allotment of funds by the Texas State Legislature (the “Legislature”). If the Legislature fails to appropriate or allot the necessary funds, the A&M System will issue written notice to PROVIDER and the A&M System may terminate this Agreement without further duty or obligation hereunder. PROVIDER acknowledges that appropriation of funds is beyond the control of the A&M System.
- O. **Governing Law.** The validity of this Agreement and all matters pertaining to this Agreement, including but not limited to, matters of performance, non-performance, breach, remedies, procedures, rights, duties, and interpretation or construction, shall be governed and determined by the Constitution and the laws of the State of Texas.

- P. **Venue.** Pursuant to Section 85.18, *Texas Education Code*, venue for any suit filed against the A&M System shall be in the county in which the primary office of the chief executive officer of the A&M System is located, which is Brazos County, Texas.
- Q. **Non-Waiver.** PROVIDER expressly acknowledges that the A&M System is an agency of the State of Texas and nothing in this Agreement will be construed as a waiver or relinquishment by the A&M System of its right to claim such exemptions, privileges, and immunities as may be provided by law.
- R. **Non - Discrimination.** The parties agree that in the performance of any contract they shall not discriminate in any manner on the basis of race, color, national origin, age, religion, sex, sexual orientation, disability, genetic information, veterans status or gender identity as protected by law. Such action shall include, but is not limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation. By submitting a submittal, PROVIDER certify that they will conform to the provisions of the Federal Civil Rights Action of 1964, as amended.
- S. **Immigration Reform and Control Act of 1986.** By submitting a state of qualification, the PROVIDER certify that they do not and will not, during the performance of this contract, employ illegal alien workers or otherwise violate the provisions of the federal Immigration Reform and Control Act of 1986.
- T. **Vendor Liability.** The PROVIDER will be liable for any associated costs of repairs for damage to buildings or other A&M System property caused by the negligence of the PROVIDER's employees. **Modification of Service.** The A&M System reserves the right to modify the services during the course of the contract. Any changes in pricing and rates proposed by the PROVIDER resulting from such changes are subject to acceptance by the A&M System. In the event prices and rates cannot be negotiated to the satisfaction of both parties, the contract may be subject to competitive bidding based upon the new specifications.
- U. **Publicity.** PROVIDER must refrain from giving any reference to this project, whether in the form of press releases, brochures, photographic coverage, or verbal announcements, without specific written approval from the A&M System.
- V. **Ownership of Documents.** Upon completion or termination of any contract agreement, all documents prepared by the PROVIDER for the benefit of the A&M System shall become the property of the A&M System. At the A&M System's option, such documents will be delivered to the A&M System Procurement Office. The A&M System acknowledges that the documents are prepared only for the contracted services specified. Prior to completion of the contracted services, the A&M System shall have a recognized proprietary interest in the work product of the PROVIDER.
- W. **Survivability.** The PROVIDER'S duties under this Master Agreement, project specific agreement and/or purchase order, which impose an obligation after expiration or termination of this Master Agreement, will survive unless otherwise stated within the project specific agreement and/or purchase order.
- X. **Conflict of Interest.** By executing this Agreement, PROVIDER and each person signing on behalf of PROVIDER certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, that to the best of their knowledge and belief, no member of The A&M System or The A&M System Board of

Regents, nor any employee, or person, whose salary is payable in whole or in part by The A&M System, has direct or indirect financial interest in the award of this Agreement, or in the services to which this Agreement relates, or in any of the profits, real or potential, thereof.

- Y. **Prohibition on Contracts with Companies Boycotting Israel.** By executing this Agreement, the PROVIDER certifies it does not and will not, during the performance of this contract, boycott Israel. PROVIDER acknowledges this Agreement may be terminated if this certification is inaccurate.
- Z. **Certification Regarding Business with Certain Countries and Organizations.** Pursuant to Subchapter F, Chapter 2252, Texas Government Code, PROVIDER certifies it is not engaged in business with Iran, Sudan, or a foreign terrorist organization. PROVIDER acknowledges this Agreement may be terminated if this certification is inaccurate.
- AA. **Notices.** Any notice required or permitted under this Agreement must be in writing, and shall be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address set out below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, email or other commercially reasonable means and will be effective when actually received. The A&M System and PROVIDER can change their respective notice address by sending to the other party a notice of the new address. Notices should be addressed as follows:

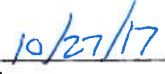
The A&M System:    The Texas A&M University System  
301 Tarrow St., Suite 361  
College Station, Texas 77840  
Attention: Jeff Zimmermann  
Phone: (979) 458-6410  
Fax: (979) 458-6250  
E-mail: [jzimmermann@tamus.edu](mailto:jzimmermann@tamus.edu)

PROVIDER:           Taylor Construction Management  
1301 Texas Avenue, #216  
Houston, TX 77002  
Phone: (713) 393-8725  
Email: [troi@tcm-llc.com](mailto:troi@tcm-llc.com)

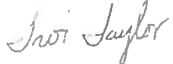
IN WITNESS WHEREOF, intending to be bound, the Parties have entered into this Agreement as of the Effective Date.

**The Texas A&M University System**

By \_\_\_\_\_  
Jeff Zimmermann  
Director, Procurement and Business Services

\_\_\_\_\_  
Date

**Taylor Construction Management**

By \_\_\_\_\_  
Troi Taylor  
President

10-23-2017\_\_\_\_\_  
Date

## EXHIBIT A – SCOPE

The required services shall consist of providing support personnel and project management support to work under the direct supervision of The A&M System member's staff to provide pre-design, design, A/E and/or GC selection, construction and post-construction support on an "as needed" basis.

PROVIDER will be responsible for providing all necessary equipment including but not limited to computer, software, digital camera and cell phone as part of their overhead and without separate reimbursement. Activities for which support personnel and project management support **MAY** be requested include any or all of the following:

a. Pre-construction Phase

- Participate in the design phase on an as-needed basis.
- Review design documents, drawings and specifications for constructability, scheduling, consistency and coordination.
- Provide plan checking for conformance to applicable code requirements and all system guidelines, standards and master plan requirements
- Facilitate the preparation of supplemental conditions for the specifications.
- Prepare a schedule and other required documents for the project to use for bidding purposes.
- Assist in determination of bidder requirements.
- Assist in determining value engineering options.
- Assist in quantifying the design for reporting purposes
- Provide project schedule analysis
- Provide project cost analysis

b. Procurement Phase

- Facilitate pre-bid conference
- Review addenda for constructability
- Facilitate public bid opening and evaluation
- Prepare cost analysis of bids against available budget
- Review and analyze bidder qualifications
- Determine responsiveness of bids and make recommendations on entering into contact(s)

c. Construction Phase

- Monitor overall budget and schedule and advise the The A&M System members of any trends that affect the timely procedures and cost effective completion of the project.
- CM shall maintain thorough knowledge of the plans and specifications, personally observe, check, and measure items placed in the construction for compliance to the contract documents, supplemental instruction from the Project Architect/Engineer, and support the quality assurance efforts of the Inspector(s).
- Coordinate construction logistics between the General Contractor (GC), The A&M System member and other project partners as required.
- Establish and maintain communication protocol between The A&M System member staff, trade contractors, architects, inspectors and other related parties.
- Review, comment and process submittals.
- Review GC's Schedule of Values/Cost Breakdown and construction schedule and recommend approval/changes and disapproval.
- Arrange and conduct a variety of meetings, as requested by The A&M System member.
- Perform quality surveys, review and verify the contractor's monthly progress payments.
- Review and analyze proposed change orders and make recommendations to The A&M System member. Assess and evaluate of pricing on all change order requests taking the lead in negotiating fair and equitable resolutions and managing schedule impacts.

- Receive, log, and review submittals for completeness and accuracy. Distribute for evaluation and track submittal as required through completion of the process.
  - Assist in resolution, draft response, track, and follow up on requests for information (RFIs).
  - Maintain daily diary describing general events, noting problems and unusual events.
  - Review Contractor Quality control (QC) daily reports for accuracy and completeness.
  - Take appropriate photographs that document construction progress and problems, such as capturing items that will not be seen later, etc.
  - Verify GC's implementation of the SWPPP.
  - Review and verify contractor's project record drawings are updated to reflect all changes and work completed before each monthly progress payment.
  - Provide inspections of the construction:
    - ◆ Inspect the work of the construction contractor for progress, workmanship, and conformance with the approved contract documents and applicable codes and regulations.
    - ◆ Coordinate and track all required special inspections and material testing. Review special inspection and material testing reports to verify conformance with the approved project drawings and specifications.
    - ◆ When work is found to be in non-conformance, document the deficiencies and promptly provide notification of the deficiencies to The A&M System member and the GC
    - ◆ Verify that deficiencies have been corrected and/or approved by applicable party.
    - ◆ Issue inspection deficiency list to the contractor. Conduct inspections and draft related deficiency letters for A&M System's review and subsequent concurrence and signature.
    - ◆ Coordinate all owner third party testing to verify conformance with the approved project drawings and specifications.
  - Coordinate special inspections with the Contractor and Special Inspector.
  - Provide contractor schedule analysis
  - Provide forensic analysis
  - Assist owner in evaluating contractor claims
  - Assist with creating and executing project work orders and purchase orders
- d. Close-Out Phase
- Coordinate preparation of the punch-list and implement corrective work.
  - Coordinate close-out procedures, including transfer of complete project record drawings to The A&M System member.
  - Coordinate critical point, special, beneficial, and final inspections by design staff or other inspectors so work can be approved in a timely and efficient manner.
  - Verify all required O&M manuals, warranties, COBie documentation, guarantees, and close out requirements are complete and in compliance with the contract documents
  - Provide forensic analysis

The A&M System reserves the right on each assignment to authorize all or any part of the above subject areas and/or work tasks as the A&M System deems necessary for the individual project. The scope to be performed will be set forth in each work authorization and be based on a proposal from the PROVIDER for the particular assignment. A purchase order will establish a scope of work and a lump sum or not-to-exceed fee for each assignment upon successful negotiations.

Note: e-Builder is the project management software and the selected PROVIDER will be expected to fully utilize this program. Training in College Station will be provided at no additional cost.

## EXHIBIT B – INSURANCE

PROVIDER shall obtain and maintain, for the duration of this Agreement or longer, the minimum insurance coverage set forth below. With the exception of Professional Liability (E&O), all coverage shall be written on an occurrence basis. All coverage shall be underwritten by companies authorized to do business in the State of Texas or eligible surplus lines insurers operating in accordance with the Texas Insurance Code and have a financial strength rating of A- or better and a financial strength rating of VII or better as measured by A.M. Best Company or otherwise acceptable to the A&M System. By requiring such minimum insurance, the Owner shall not be deemed or construed to have assessed the risk that may be applicable to PROVIDER under this Agreement. PROVIDER shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverage. PROVIDER is not relieved of any liability or other obligations assumed pursuant to this Agreement by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types. No policy will be canceled without unconditional written notice to the A&M System at least ten days before the effective date of the cancellation.

### **Insurance:**

| <b><u>Coverage</u></b>                 | <b><u>Limit</u></b>                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>A. <u>Worker's Compensation</u></b> |                                                                                               |
| Statutory Benefits (Coverage A)        | Statutory                                                                                     |
| Employers Liability (Coverage B)       | \$1,000,000 Each Accident<br>\$1,000,000 Disease/Employee<br>\$1,000,000 Disease/Policy Limit |

Workers' Compensation policy must include under Item 3.A. on the information page of the workers' compensation policy the state in which work is to be performed for the A&M System. Workers' compensation insurance is required, and no "alternative" forms of insurance will be permitted

### **B. Automobile Liability**

Business Auto Liability Insurance covering all owned, non-owned or hired automobiles, with limits of not less than \$1,000,000 Single Limit of liability per accident for Bodily Injury and Property Damage;

If a separate Business Auto Liability policy is not available, coverage for hired and non-owned auto liability may be endorsed on the Commercial General Liability policy.

### **Additional Endorsements**

The Auto and Commercial General Liability Policies shall name the Texas A&M University System Board of Regents for and on behalf of The Texas A&M University System as additional insured's.))

|                                               |             |
|-----------------------------------------------|-------------|
| <b>C. <u>Commercial General Liability</u></b> |             |
| Each Occurrence Limit                         | \$1,000,000 |
| General Aggregate Limit                       | \$2,000,000 |
| Products / Completed Operations               | \$1,000,000 |
| Personal / Advertising Injury                 | \$1,000,000 |

|                           |           |
|---------------------------|-----------|
| Damage to rented Premises | \$300,000 |
| Medical Payments          | \$5,000   |

The required commercial general liability policy will be issued on a form that insures PROVIDER's or its subcontractors' liability for bodily injury (including death), property damage, personal and advertising injury assumed under the terms of this Agreement

**D. Professional Liability (Errors & Omissions)** Insurance with limits of not less than \$1,000,000 each occurrence, \$2,000,000 aggregate. Such insurance will cover all professional services rendered by or on behalf of PROVIDER and its subcontractors under this Agreement. Renewal policies written on a claims-made basis will maintain the same retroactive date as in effect at the inception of this Agreement. If coverage is written on a claims-made basis, PROVIDER agrees to purchase an Extended Reporting Period Endorsement, effective for two (2) full years after the expiration or cancellation of the policy. No professional liability policy written on an occurrence form will include a sunset or similar clause that limits coverage unless such clause provides coverage for at least three (3) years after the expiration of cancellation of this Agreement.

E. PROVIDER will deliver to the A&M System:

Evidence of insurance on a Texas Department of Insurance approved certificate form verifying the existence and actual limits of all insurance after the execution and delivery of this Agreement and prior to the performance of any services by PROVIDER under this Agreement. Additional evidence of insurance will be provided on a Texas Department of Insurance approved certificate form verifying the continued existence of all required insurance no later than thirty (30) days after each annual insurance policy renewal.

**All insurance policies**, with the exception of worker's compensation, employer's liability and professional liability will be endorsed and name The Board of Regents for and on behalf of The Texas A&M University System and The Texas A&M University System as Additional Insureds up to the actual liability limits of the policies maintained by PROVIDER. Commercial General Liability and Business Auto Liability will be endorsed to provide primary and non-contributory coverage. The Commercial General Liability Additional Insured endorsement will include on-going and completed operations and will be submitted with the Certificates of Insurance.

**All insurance policies** will be endorsed to provide a waiver of subrogation in favor of The Board of Regents of The Texas A&M University System and The Texas A&M University System. No policy will be canceled without unconditional written notice to the A&M System at least ten days before the effective date of the cancellation. **All insurance policies** will be endorsed to require the insurance carrier providing coverage to send notice to the A&M System ten (10) days prior to the effective date of cancellation, material change, or non-renewal relating to any insurance policy required in this Exhibit B.

Any deductible or self-insured retention must be declared to and approved by the A&M System prior to the performance of any services by PROVIDER under this Agreement. PROVIDER is responsible to pay any deductible or self-insured retention for any loss. All deductibles and self-insured retentions will be shown on the Certificates of Insurance.

Certificates of Insurance and Additional Insured Endorsements as required by this Agreement will be mailed, faxed, or emailed to the following the A&M System contact in Section 8Z.

The insurance coverage required by this Agreement will be kept in force until all services have been fully performed and accepted by the A&M System in writing, except as may be noted.