

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement is made and entered into by and between **Webb County** (hereinafter "WEBB COUNTY") and **IIPG Enterprises, Inc., a Texas corporation**, (hereinafter "INDEPENDENT CONTRACTOR").

For and in consideration of the mutual covenants herein set forth, and other good and valuable consideration, the parties do hereby agree as follows:

1. **DESCRIPTION OF PROJECT:** Demolition of Webb County Annex Building.
2. **PREMISES DEFINED:** As used herein, "PREMISES" is defined as the site where the work specified will be performed. Said PREMISES is located at the corner of San Agustin and Houston St. in Laredo, Webb County, Texas.
3. **SCOPE OF WORK: INDEPENDENT CONTRACTOR** agrees to perform the following work for WEBB COUNTY, as set forth in the proposal dated on September 14, 2015 and was approved unanimously by Commissioners Court on Monday September 14, 2015: The Webb County Annex Building will be torn down according to the specifications provided by Astex Environmental, an asbestos consulting firm previously hired by WEBB COUNTY. Contractor shall provide equipment (excavators, loaders, skid steers, water truck, and water equipment), trucks to transport all waste debris, and by product to a local landfill only, and personnel to perform said work.
WEBB COUNTY agrees to secure all necessary permits for demolition, emergency notification to T.D.H., street closing, and removal of SWB/ATT communications pedestal. WEBB COUNTY shall be responsible for all debris dumping fees to be paid directly to an appropriate T.C.E.Q. and T.D.H. approved landfill. WEBB COUNTY shall pay all landfill fees.
4. **CONTRACT SUM:** In exchange for CONTRACTOR'S performance of services under this Agreement, WEBB COUNTY shall pay to CONTRACTOR the following amount(s): **\$200,000** upon completion of demolition Webb County Annex Building and removal of waste from site. WEBB COUNTY shall be responsible for all debris dumping fees to be paid directly to an appropriate T.C.E.Q. and T.D.H. approved landfill.
5. **DATE OF COMMENCEMENT:** September 25, 2015.
6. **INSURANCE: Contractor and Subcontractor Insurance:** The financial integrity of CONTRACTOR is of interest to WEBB COUNTY, therefore, subject to the right of CONTRACTOR to maintain reasonable deductibles in such amounts as are approved by WEBB COUNTY, CONTRACTOR shall obtain and maintain in full force and effect for the entire duration of this agreement, and any extension hereof, at CONTRACTOR'S sole expense, insurance coverage written on an occurrence basis, by companies authorized and admitted to do business in the State of Texas and rated B+ or better by A.M. Best Company (Best's Key Rating Guide, 2005 Edition, and as amended) and/or otherwise acceptable to Webb County, the following types and amounts: General Liability \$5,000,000.

CONTRACTOR shall not commence work under this Contract until he/she has obtained all the insurance required under this paragraph and such insurance has been approved by the WEBB COUNTY, nor shall the CONTRACTOR allow any subcontractor to commence work on his/her Sub-Contract until the insurance required of the Subcontractor has been so obtained and approved.

- a. Compensation Insurance: The Contractor shall procure and shall maintain during the life of this Contract Workmen's Compensation Insurance as required by applicable State or Territorial law for all of his/her employees to be engaged in work at the site of the project under this Contract and, in case of any such work sublet, the Contractor shall require the Subcontractor similarly to provide Workmen's Compensation Insurance for all of the latter's employees to be engaged in such work unless such employees are covered by the protection afforded by the CONTRACTOR's Workmen's Compensation Insurance. In the case where any class of employees engaged in hazardous work on the project under this Contract and is not protected under the Workmen's Compensation Statute, CONTRACTOR shall provide and shall cause each Subcontractor to provide adequate employee's liability insurance for the protection of such of his/her employee as are not otherwise protected.
- b. CONTRACTOR's Public Liability and Property Damage Insurance and Vehicle Liability Insurance: CONTRACTOR shall procure and shall maintain during the life of this Contract, insurance in the amounts listed in A and B.
- c. Scope of Insurance and Special Hazards: The insurance required under Subparagraph b. and c. above shall provide adequate protection for the CONTRACTOR and his/her Subcontractor's, respectively, against damage claims which may arise from operations under this Contract, whether such operations be by the insured or by any one directly or indirectly employed by him/her and also against any of the special hazard which may be encountered in the performance of this Contract.

7. RELATIONSHIP OF PARTIES: CONTRACTOR is engaged under this Agreement as an **INDEPENDENT CONTRACTOR** and not as an agent or employee of WEBB COUNTY. **INDEPENDENT CONTRACTOR** is not entitled to benefits of any kind to which WEBB COUNTY's employees are entitled, including but not limited to unemployment compensation, workers compensation, health insurance or retirement benefits. **INDEPENDENT CONTRACTOR** assumes full responsibility for payment of all federal, state and local taxes or contributions, including but not limited to, unemployment insurance, social security, Medicare and income taxes with respect to **INDEPENDENT CONTRACTOR** and **INDEPENDENT CONTRACTOR'S** employees. This Agreement does not create a partnership or a joint venture between the parties hereto, nor does it authorize either party to serve as the legal representative or agent of the other. Neither party has any right or authority to assume, create, or incur any liability or any obligation of any kind, express or implied, against or in the name of or on behalf of the other party.

8. SUCCESSORS AND ASSIGNS: This Agreement may not be assigned or subcontracted, in full or in part, by Parties without first obtaining written consent of Parties. Parties shall not be relieved of its full responsibility for completion of work because of subletting of any portion of the work. This Agreement shall be binding upon and shall ensure to the benefit of the parties hereto and their respective successors, transferees and assigns.

9. INDEMNITY: CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD WEBB COUNTY HARMLESS FROM ANY AND ALL LOSS, EXPENSE, COST OR LIABILITY (INCLUDING REASONABLE LEGAL FEES AND EXPENSES), ARISING FROM ANY CLAIM OR CAUSE OF ACTION FOR ANY LOSS OR DAMAGE CAUSED BY OR ARISING FROM THE PERFORMANCE OF CONTRACTOR'S OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE CONDUCT OF CONTRACTOR'S EMPLOYEES AND/OR ANY ACTS PERFORMED UNDER THIS CONTRACT AND THAT RESULT FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE CONTRACTOR OR OF ANY PERSON

EMPLOYED BY THE CONTRACTOR. IN CASE OF ANY SUCH CLAIM, CONTRACTOR, UPON NOTICE FROM WEBB COUNTY, COVENANTS TO DEFEND ANY SUCH ACTION OR PROCEEDING. THE CONTRACTOR SHALL ALSO SAVE AND HOLD HARMLESS WEBB COUNTY FROM AND AGAINST ANY AND ALL EXPENSES, COURT COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES THAT MIGHT BE INCURRED, IN LITIGATION OR OTHERWISE DEFENDING OR PROSECUTING CLAIMS.

10. **ASSUMPTION OF RISK:** After demolition permit is acquired, all utilities are cleared and removed, T.D.H. emergency demolition notification is in place, and WEBB COUNTY issues notice to proceed, **INDEPENDENT CONTRACTOR** shall take and have full custody and possession of the building for the sole purpose of demolition and assumes any risk and liability for any and all injuries or damages therefrom.

11. **COMPLIANCE WITH LAWS:** Contractor agrees that it will, in its performance of its obligations hereunder, fully comply with all applicable laws, regulations and ordinances of all relevant authorities, including but not limited to those pertaining to safety, and shall obtain all licenses and registrations required in order to fully perform its obligations hereunder, except those acquired by WEBB COUNTY.

12. **SEVERABILITY:** Should any part of this Agreement be rendered or declared invalid by a court of competent jurisdiction of the State of Texas, such invalidation of such part or portion of this Agreement should not invalidate the remaining portions thereof, and they shall remain in full force and effect.

13. **GOVERNING LAW:** This agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Texas, without regard to choice of law rules of any jurisdiction. The parties agree venue lies exclusively in Webb County.

14. **ENTIRE AGREEMENT:** This Agreement and its Exhibits shall constitute the complete and exclusive written expression of the intentions of the parties hereto and shall supersede all previous communications, representations, agreements, promises or statements, either oral or written, by and between either parties. Any modifications to this Agreement must be in writing signed by the party sought to be bound.

15. **EXHIBITS:** The following documents are attached hereto and fully incorporated herein by reference: Attached proposal dated September 14, 2015.

16. **REQUEST FOR PAYMENT SUBMISSION:** All request for payments are to be made payable to CONTRACTOR by dated and signed invoice(s). Said invoice and/or request for payments can be mailed or hand-delivered to Webb County Purchasing Dept. 1110 Washington St., Laredo, Webb County, Texas 78040 or via email addressed to Dr. Cecilia Moreno at cmaymoreno@webbcountytexas.gov. Payment will be mailed to Contractor.


17. **LEGAL CONSTRUCTION:** In case any one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

18. **AMENDMENT:** No amendment, modification or alteration of the terms of this agreement hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by both of the parties hereto.


19. **TIME OF ESSENCE:** Time is of the essence of this Agreement and each and every covenant, condition and provision herein contained.

IN WITNESS WHEREOF, the parties aforesaid have duly executed the foregoing instrument, or caused the same to be executed in duplicate originals on this **23rd day of September, 2015.**


ATTESTED TO:


Pedro Gonzalez, III, President
IIIPG Enterprises, Inc., Contractor
2315 Wooster
Laredo, TX 78043


Tano E. Tijerina
Webb County Judge


Margie Ramirez Ibarra
Webb County Clerk




APPROVED AS TO FORM.
Marco A. Montemayor
Webb County Attorney

*By law, the county attorney's office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).



IIIPG ENTERPRISES, INC.

"Experts of Deliberate Collapse"
 2315 Wooster
 LAREDO, TEXAS 78043

PROPOSAL

(956) 724-4833

TO Mr. Luis Perez Garcia, County Engineer County of Webb 1000 Houston Laredo, Texas 78040	PHONE 956-523-4055	DATE 9/14/2015
	JOB NAME / LOCATION Demolition of Webb County Annex Building and former Tex Mex Building	
	JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

Demolition of the Webb County Annex Building at the corner of San Agustin and Houston St. and the former Tex Mex Building on Washington St.

The Annex building is a hazard and will be torn down according to the specifications of Astex Environmental, an asbestos consulting firm hired by Webb County. All permits for demolition, Emergency Notification to Texas DSHS, street closing, and removal of SWB/ATT communications pedestal are to be acquired by Webb County. IIIPG Enterprises, Inc. will provide the equipment (excavators, loaders, skid steers, water truck and water equipment), trucks to transport to local landfill only, and personnel to perform said work. The debris dumping fees will be paid directly by Webb County to the appropriate landfill.

The former Tex Mex Building will demolished after the building is abated and cleared of asbestos containing material. IIIPG will demolish the building and haul all demolition waste and concrete debris. Removal of palm trees are included. Work does not include the removal of the parking lot.

The construction debris and concrete debris will be disposed according to applicable state statutes and city ordinances. Statutory worker's compensation insurance will be provided. General liability insurance in the amount of \$1,000,000.00 will be provided.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: **Two hundred and eighty thousand dollars and no cents*****280,000.00** dollars (\$ _____).

Payment to be made as follows:

As Work progresses and Upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____