



VILLAGE OF
VOLENTE
EST. 2003

REQUEST FOR PROPOSALS

BUILDING INSPECTIONS, CODE

ENFORCEMENT, AND PLAN REVIEW SERVICES

REQUEST FOR PROPOSAL

Sealed Proposals, one (1) original and two (2) copies shall be delivered to the Village of Volente, 16201 Dodd Street, Volente, Tx 78641 at or before: 12:00 PM on October 31, 2023. Bids will be opened and read at 2:00PM on October 31, 2023. Bids received after the closing date and time will not be considered.

The Village of Volente, Texas, hereafter called the Village, is requesting sealed written Proposals for furnishing all labor, equipment, supervision, and incidentals for performing all Work required for the Village of Volente Building and Code Enforcement Officials.

All Proposals must be clearly marked in the Subject line with the following: **“Building Inspection, Code Enforcement and Plan Review Services”**

Proposal documents may be obtained free of charge through the Village’s website at <https://www.villageofvolente-tx.gov/>.

Questions regarding the Request for Proposal shall be directed to:

Lacie Hale
City Administrator/City Secretary
Email: city.administrator@volentetexas.gov

Questions regarding this Proposal must not be directed to other Village of Volente council, commission, committee, or staff members. Clarification requests will not be accepted by telephone. All responses to clarification requests will be provided to all proponents in writing by email. Questions pertaining to this Proposal must be received no later than seven (7) calendar days prior to the closing date.

Schedule of Events:

The following Schedule of Events represents the estimate of the timetable that will be followed in connection with this solicitation:

EVENTS	DATE AND/OR TIME
Release Requests for Proposals	October 16, 2023
Last Day for Applicants to Submit Written Questions	October 23, 2023
Proposal Due Date	October 31, 2023 12 :00 P.M
Bid Awarded by Village Council	November 21, 2023

The Village reserves the right, at its sole discretion, to adjust this Schedule of Events as it deems necessary. If necessary, the Village will communicate adjustments to any event in the Schedule of Events in the form of an amendment. Amendments (answers/addenda) to this solicitation will be sent by email to interested parties who have contacted the Village and requested a copy at city.administrator@volentetexas.gov.

I. REQUIREMENTS

1. Purpose:

The Village of Volente is soliciting a Request for Proposal (RFP) for qualified Contractor(s) to provide third party building inspection and plan review services for residential and commercial structures in Volente, Texas. The Village may award one or more contractors, depending on their qualifications, for residential or commercial plan review, code enforcement services, and/or inspections.

2. Submission of Proposal:

- a.** To be considered, one (1) original and two (2) must be received by October 31, 2023 at 12:00 p.m., at the location described below:
- b.** Complete sets of Proposal Documents must be used in preparing Proposals; the Village does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Proposal Documents.
- c.** Proposals received after the deadline via email will not be considered.
- d.** The Village will not acknowledge or consider Proposals that are delivered by telephone or facsimile/fax.

3. No Reimbursement for Cost:

Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this RFP shall be at the sole risk and responsibility of the proposer.

4. Term of Contract:

The Contract term shall be for one (1) year commencing on the official notice to proceed. Renewals will be considered.

II. SCOPE OF WORK AND QUALIFICATIONS

1. Scope of work:
 - a. The awarded Contractor will conduct building inspections and plan review for the Village of Volente, Texas, to include the corporate Village limits and Extra Territorial Jurisdiction.
 - b. The awarded Contractor shall conduct building inspections and plan reviews as required by the Village's ordinances, adopted codes, code reference standards, utility provider requirements, and engineered designs.
 - c. The awarded Contractor shall provide building inspection personnel certified by the International Code Council with minimum certifications of Commercial/Residential Combination and Residential/Commercial Energy. All building inspection personnel shall be licensed Plumbing Inspectors with the Texas State Board of Plumbing Examiners and certified Electrical and Mechanical Inspectors with the Texas Department of Licensing and Regulation.
 - d. The awarded Contractor shall provide plan review personnel certified by the International Code Council with minimum certifications of Residential/Commercial Building Plans Examiner, and Commercial Energy Plans Examiner.
 - e. The awarded Contractor shall provide code enforcement personnel certified by the Texas Department of Licensing and Regulation.
 - f. The awarded Contractor shall perform inspections within 24 hours and no later than 48 hours of receiving an inspection request.
 - g. The awarded Contractor shall conduct all necessary inspections on permitted activities such as, but not limited to, decks, swimming pools, accessory buildings, new residential, new commercial, and residential and commercial alterations and additions.
 - h. The awarded Contractor shall attend meetings as required.
2. All interested Contractors shall submit resumes, background verifications, and certification of all personnel that will be performing services under this contract. As new personnel are assigned to this contract, the Contractor shall update resumes, background verifications, and certifications as part of contract compliance.
3. All data, maps, photographs, and other material prepared and collected, and all documents of any type developed or obtained by the Contractor in the performance of this contract, shall become the property of the Village of Volente.

III. EVALUATION FACTORS AND AWARD

1. An evaluation committee will review each response for solicitation compliance and technical scoring in each category using the following weighted criteria.
2. The Village will select the most highly qualified proposer(s) of the requested services based on the criteria below and then attempt to negotiate with the proposer(s) a contract at a fair and reasonable price. Evaluation factors and associated point values are listed below:

Item	Evaluation Factor	Points
1	Professional Qualifications, Certifications, Experience, and References for each individual inspection	20
2	Demonstrated Capability to meet all facets of the Scope of Work	25
3	Proposal fees	45
4	Policies and Procedures related to Quality Assurance and Control	10
	Total Points	100

3. Best Value Evaluation and Criteria:

- a.** At Proposers own expense, Proposers may be selected to attend an interview with the evaluation committee to further present their qualifications. These presentations will provide the Proposer with the opportunity to clarify their Proposal and ensure a mutual understanding of the services to be provided and the approach to be used.
- b.** By submitting its Proposal in response to this solicitation, Proposers accepts the evaluation process and acknowledges that in addition to the criterial above, the Village may evaluate based on the best value for the Village, the following considerations:
 - i.** Reputation of Proposer and of Proposer’s services;
 - ii.** Proposer’s past relationship with the Village of Volente, if any; and
 - iii.** Any relevant criteria are specifically listed in the solicitation.
- c.** The Village reserves the right to reject any or all responses, delete any portion of the response, to accept any response deemed most advantageous, or to waive any irregularities or informalities in the response received that best serves the interest and at the sole discretion of the Village.

4. Acceptance of Evaluation Methodology:

- a.** Proposals that receive the highest evaluation scores may be invited to an interview. The Village may reject any Proposal in which is considered not acceptable by the Village. The Village may elect to negotiate directly with the highest scored proposer(s) until the Village has obtained the “best value” to make a recommendation of award.
- b.** Proposers should provide their best Proposal with their initial submission, should the interview process not be performed.
- c.** In addition to the evaluation process above, the Village may contact the Proposer’s references at any time during evaluation.
- d.** Recommendation for the award is contingent upon the successful negotiation of final contract terms. If a contract negotiation cannot be concluded successfully within a time period, the Village may terminate negotiations and commence with the next highest scored Proposer(s) or withdraw the RFP.

5. Award:

- a.** The Contract award, if issued, shall be made to the Proposer whose Proposal, in the Village’s sole discretion, furthers the Village’s best interests. The contract may be awarded to one (1) Proposer for all work, or to several Proposers for separate identifiable parts, based upon

the Proposals received. No award shall be made until all necessary investigations have been made to determine the eligibility and responsibility of the Proposer(s) under consideration and the Proposal's validity. The contract award shall be made by the Village Council.

- b. After Village Council awards the contract, the Village will provide the Proposer all contract documents. After proper contract execution, the Proposer shall return the signed Contract and all required documents to the Village within ten (10) calendar days. If the Proposer fails to return a signed Contract, the Village has the right to cancel the award and Contract.
- c. The Village and Contractor shall have a post-award meeting to discuss and identify specific milestones, goals, and strategies to meet objectives of the Contract.

IV. PROPOSAL FORMAT

1. Proposal Format:

Responses shall not exceed thirty (30) pages in length (excluding title page, index/table of contents, work sample attachments, and dividers. Information in excess of the pages allowed will not be evaluated. They are to include the following:

2. Letter of Transmittal:

- a. The legal name of the company as registered with the Secretary State of Texas.
- b. Address of the office that will be providing services.
- c. Date of the Proposal.
- d. Provide the name(s) of the person(s) authorized to make representations for your firm, their title(s), address, telephone number, and e-mail address.
- e. The letter of transmittal shall be signed in permanent ink by a corporate officer or other individuals who have the authority to bind the firm. The name and title of the individuals(s) signing the Proposal shall be clearly shown immediately below the signature.

3. Table of Contents:

- a. The proposal should include a Table of Contents.
- b. Physical form must have tabs dividing the sections.
- c. Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.).

4. Contractor's professional qualifications, certifications, experience, and references:

- a. Proposers shall submit their Company and individual inspector's/reviewers resumes, background verifications, and certification documentation of all personnel that will be performing services under this contract.

- b.** List the assigned inspector(s)/reviewer(s)/code officer(s) professional qualifications to demonstrate necessary skills, abilities, knowledge, and experience that may differentiate your company from others;
 - c.** A list of verifiable experience with contracts for the most recent five (5) years that are pertinent to the proposed services;
 - d.** Provide all certifications of the assigned inspector(s)/reviewer(s); and
 - e.** Provide at least three (3) client references. Village of Volente reserves the right to contact listed clients at any time during the Request for Proposal process.
 - f.** Provide the following information for each contract:
 - i.** Company's name and address;
 - ii.** Contact person name, phone number, and email address;
 - iii.** A brief overview of the work and a short description of the services;
 - iv.** The service dates performed under contract.
- 5.** Proposer demonstrated capability to meet all facets of the Scope of Work:
- a.** Provide any clients your company currently is providing similar services;
 - b.** Provide inspector availability and methods of contact;
 - c.** Provide project approach to provide this service;
 - d.** Provide copies of Inspection Summary Report;
 - e.** Provide copies of policies and procedures related to Quality Assurance and Control; and
 - f.** Outline your proposed staffing levels and activities.
- 6.** Proposers' fees for needed services below:
- a.** Commercial Inspection (In-Person)
 - b.** Residential Inspection (In-Person)
 - c.** Residential Plan Review
 - d.** Commercial Plan Review
 - e.** Hourly Code Enforcement Services
- 7.** Proposers' insurances:
- a.** Provide insurances currently held by the company. The awarded Proposer, at their sole

cost and expense will provide insurance certificates required noted in the Sample Agreement, Appendix A. However, additional insurances, e.g., Professional Liability, Errors and Omissions Insurances, or any other insurances held by the inspector (s), will receive additional points.

V. ADDITIONAL INFORMATION

1. Type of Contract:

Any contract resulting from this solicitation will be in the form of the Village's Standard Agreement. A sample agreement is attached as Attachment "A".

2. Termination for Convenience:

The Village reserves the right to terminate this Contract upon thirty (30) calendar days' written notice for any reason deemed by the Council or Village staff to serve the public interest, or resulting from any governmental law, ordinance, regulation, or court order.

3. Non-Funding Clause:

If during the budget planning and adoption, the Village Council fails to provide funding for this Contract for the following fiscal year of the Village, the Village may terminate this Contract after giving the Contractor thirty (30) calendar days' written notice that this Contract is terminated due to the failure to fund it.

4. Limitation of Liability:

The Village shall not be liable for any expenses Proposers incur in connection with providing a response to this solicitation or for any costs, fees, or lost or foregone profits of unsuccessful offers.

5. Financial Qualifications of Contractor:

If requested by the Village, Contractor shall be prepared to submit, within five (5) calendar days of the request, a notarized financial statement, financial data, or other information and references sufficiently comprehensive to permit an appraisal of their current financial condition.

6. Examination of Solicitation Documents:

It is the responsibility of each Proposer, before submitting a Proposal, to:

- a. Study and carefully examine the scope of work, technical specifications, any special provisions, and contract forms before submitting a Proposal.
- b. The submission of a Proposal shall be considered conclusive evidence that the Proposer has made such examination and is satisfied as to the conditions to be encountered in performing the work and as to the requirements of the Contract.
- c. Promptly notify the Village of all conflicts, errors, ambiguities, or discrepancies which Proposer has discovered in the solicitation.

7. Interpretations and Addenda:

- a. All questions about the meaning or intent of the Proposal documents are to be directed to city.administrator@volentetexas.gov. Interpretations or clarifications considered necessary by Purchasing, in response to such questions, will be issued by Addenda and will be emailed directly to all attendees of the pre-proposal meeting and posted on the Village's website.

- b. Questions received less than seven (7) calendar days prior to the due date will not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
 - c. Addendum will be posted on the Village's RFP/Bids website. It is the responsibility of the Proposer to check if the RFP has any addendums that have been issued for the solicitation prior to submitting a proposal.
- 8. **Insurance:**
The Contractor shall provide proof of insurance within five (5) working days of the notice of award. The Contractor will assume the obligation and expense of obtaining necessary insurances. The Contractor shall be responsible for any damages or loss to the Village occasioned by negligence or intentional acts or omissions of the Proposer (or his agents) or any person utilizes in the completion of the contract. Required insurances are stated in the sample agreement. The insurance certificate shall have the Village of Volente listed as Additional Insured.
- 9. **Familiarity with Laws:**
The Proposers are assumed to have made themselves familiar with all federal and state laws and all local by-laws, ordinances and regulations which, in any manner, affect those engaged or employed on the Work or affect the materials or equipment used in the Work or affect the conduct of the Work, and the Proposer, if awarded the Contract, shall be obligated to perform the Work in conformity with said laws, by-laws, ordinances and regulations notwithstanding its ignorance thereof. If the Proposer shall discover any provision in the specifications, which is in conflict with any such law, by-law, ordinance, or regulation, the vendor shall forthwith report it to the Village in writing.
- 10. **Modification and Withdrawal of Proposals:**
Proposals may be modified or withdrawn by an appropriate document, duly executed (in the manner that a Proposal must be executed) and delivered to the place where Proposals are to be submitted at any time prior to the due date of the RFP.
- 11. **Confidentiality:**
The Village will use all reasonable efforts to protect any proprietary and confidential information contained in your Proposal. Under no circumstance will the Village or its members be liable for any damages resulting from any disclosure. For the Village to protect proprietary or confidential information the Proposer will need to notify the Village of all proprietary and confidential information contained within the proposal.
- 12. **Public Information:**
All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code, Chapter 552.001, et seq.*) after award. The Village will use all reasonable efforts to protect any proprietary and confidential information contained in your Proposal. Under no circumstance will the Village or its members be liable for any damages resulting from any disclosure. The Village strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of any information.
- 13. **Reservation of Rights:**
 - a. Village reserves the right, without qualification and at its sole discretion, to accept or reject

any proposals either in entirety or any portion thereof for failure to meet any criteria set forth in this solicitation or to make the award to that Proposer, who, in the opinion of the Village, will provide the best value to the Village.

- b.** The Village will consider both price and non-price attributes in the evaluation of proposals. The Village reserves the right to make an award to other than the lowest price offered or to the offer representing the best combination of price and non-price attributes, in the Village's sole judgment, if the Village determines that such an award results in the best value to the Village and its members.
- c.** The Village makes no guarantee that a contract award will result from this solicitation. The Village reserves the right to revise or terminate this solicitation process at any time. The Village may decline to enter into an arrangement with any or all Proposers.
- d.** During all stages of this solicitation process, the Village reserves the right to request additional information from individual Proposers or to request all Proposers to submit supplemental materials in the fulfillment of the content requirements of this solicitation or to meet additional information needs. The Village will review and may utilize any or all information submitted by a Proposer even if the submitted information has not been specifically requested as part of this solicitation.
- e.** Those who submit a Proposal do so without recourse against the Village or its members for either rejection of their Proposal or for failure to execute an agreement for any reason. All offers shall be valid and binding upon the Proposer through contract negotiations and contract execution.

14. Excusable Failure or Delay:

Neither the Contractor or Village shall be held responsible for the failure or delay in delivery or acceptance of Products where such failure or delay is attributable to any act of God or of the public enemy, war, compliance with laws, governmental acts or regulations, in any case, not in effect as of the date of this agreement, fire, flood, quarantine, embargo, epidemic, unusually severe weather or other causes similar to the foregoing beyond the reasonable control of the party so affected. The party seeking to avail itself of any of the foregoing excuses must promptly notify the other party of the reasons for the failure or delay or acceptance and shall exert its best efforts to avoid further delay.

15. Sales and Use Taxes:

The Village is exempt from all Texas State Sales and Use Taxes on materials and equipment to be incorporated in the Work. Taxes shall not be included in the Contract Price.

16. Bribery Clause:

Applicant certifies that no employees of theirs, of any affiliate, or of any Subcontractor has bribed or attempted to bribe an officer or employee of the Village.

17. Signing of Agreement:

When the Village gives notice of award to the successful Proposer, it will be accompanied by the required number of unsigned counterparts of the Agreement with all other written Contract Documents attached. Within ten (10) calendar days thereafter, Contractor shall sign and deliver the required number of copies of the agreement and attached documents to the Village with the required certificate of insurance. If the Contractor fails to return a signed Contract to the Village within ten (10) calendar days, the Village has right to cancel the award and Contract.

VI. REQUIRED DOCUMENTATIONS

1. Conflict Of Interest Questionnaire:

If required under Chapter 176 Texas Local Government Code, the Consultant shall complete the Conflict-of-Interest Questionnaire in accordance with the requirements of that Chapter. The Consultant shall be solely responsible for the preparation of its Conflict-of-Interest Questionnaire, the accuracy, and completeness of the content contained therein and ensuring compliance with all applicable requirements of Chapter 176, Local Government Code.

Chapter 176, Local Government Code, Conflict of Interest Questionnaire (Form CIQ) is available at: <https://www.ethics.state.tx.us/forms/conflict/>

2. Form 1295 Certificate of Interested Parties:

Texas Government Code 2252.908. As required, the Consultant shall complete and file Form 1295, Conflict of Interested Parties for awards that require an action by the Village's governing body for goods or services. The form discloses any interested parties who have a controlling interest of 10% or more ownership) in the business entity and those who actively participate in facilitating the contract or negotiating the terms of the contract, if any.

a. Filing Process:

Respondents who are awarded contracts will be required to submit a signed Form 1295. <https://www.ethics.state.tx.us/filinginfo/1295/>

A copy of the submitted form must be submitted to the Village of Volente before a contract is signed.

Village of Volente
DRAFT INSPECTION/PLAN REVIEW/CODE
ENFORCEMENT SERVICE AGREEMENT

This Agreement, made and entered into this, the ___ day of _____, by and between the **Village of Volente**, Texas, hereinafter referred to as the “Village” and _____, hereinafter referred to as “Inspector,” is understood and agreed to be as set forth herein:

- 1. Description of Inspection, Code Enforcement, and Plan Review Services.** The Village, in connection with carrying out the duties of its various ordinances and permitting processes regulating the design, construction and materials of all buildings and structures within the Village requires the services of certified building inspectors, code enforcement, and plans examiners.
 - a. The Contractor shall be retained by the Village under the designation of “Building Inspector”, “Code Enforcement”, or “Plans Examiner”.
 - b. Inspections shall not be conducted before 8:00am or after 6:00pm without prior coordination with/approval of the Village.
 - c. The Contractor shall carry out all inspections/plan review requested by the Village under appropriate ordinances, adopted codes, code reference standards, utility provider requirements, and engineered designs. The Contractor will not assign personnel to projects they are not qualified, licensed, or experienced to perform.
 - d. The Contractor shall notify the Building Official, or his designee, of any condition(s) that prevents inspection of installation, components, or materials as required by ordinances, adopted codes, code reference standards, utility provider requirements, and engineered designs.
 - e. Utilizing proper code terminology, the Contractor will submit reports using the Village inspection and permitting software. Failing reports shall be comprehensive statements providing sufficient detail.
 - f. The Contractor may be called upon to perform the following services:
 - i. attend meeting of the Village Council, when requested by the Building Official, or his designee; and/or
 - ii. attend other public or private meetings involving inspection matters related to the duties performed under this Agreement; and/or
 - iii. testify at a court proceeding, including civil and criminal courts.
 - g. Requests for inspection shall be made utilizing inspection and permitting software, through email, or telephone agreed upon by the Village and Inspector. Upon notification, the Contractor will honor Village of Volente Building Department the request within two (2) business days.

- h.** Request for plan review shall be made utilizing Village inspection and permitting software, through email, or telephone. Plan reviewer(s) shall use agreed upon software to access plan review documents and provide plan review comments. Initial plan review comments shall be provided within ten (10) business days of initiating plan review for commercial or multi-family construction projects. Subsequent review comments shall be provided within five (5) business days. Stamped “Approved” construction documents shall be provided through Village software within two (2) business days of completing the plan review process.
 - i.** The Contractor shall conduct themselves as an agent of the Village in good faith displaying professionalism and a courteous manner in dealings with the citizens of the Village. The Contractor agrees to abide by the Building Official Code of Ethics as established by the International Code Council. The Contractor will report to the Building Official, or his designee, verbally or in writing, any conflicts between the Contractor and any citizen in the course of performing said duties.
 - j.** The Village may conduct Quality Assurance/Quality Control from time to time without notice to the Contractor.
 - k.** The Contractor shall maintain complete and accurate records of work performed for the Village. The Contractor shall manage both public and confidential records that the Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open government laws.
 - l.** The Contractor shall maintain policies and procedures related to Quality Assurance and Control that provides assurance to the Village that inspections have been completed in a professional and thorough manner.
 - m.** The Building Official, or his designee, has final authority for interpretation of ordinances, adopted codes, code reference standards, utility provider requirements, or engineered designs.
- 2. Payment for Services.** The Village will employ the Contractor in accordance with Schedule A, attached to and incorporated herein for all intents and purposes. The Contractor shall invoice the Village monthly for each inspection, re-inspection, and plan review performed. The invoice shall include the project address, project description, permit number, and fees charged.
- 3. Termination.** Either party may terminate this Agreement by submitting written notice to the other party thirty (30) days in advance.

4. **Relationship of Parties.** It is understood by the parties that the Contractor is an independent contractor with respect to the Village and not an employee of the Village. The Village will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor or Contractor's employees.
5. **Employees.** Contractor's employees, if any, who perform services for Village under this Agreement shall also be bound by the provisions of this Agreement at the request of Village, the Contractor shall provide adequate evidence that such persons are Contractor's employees.
6. **Injuries/Insurance.** Contractor acknowledges Contractor's obligation to obtain appropriate insurance coverage for the benefit of Contractor's employees, if any. Contractor waives the rights to recover from the Village for any injuries that the Contractor and/or Contractor's employees may sustain while performing services under this Agreement. Contractor to provide a copy of insurance coverage to the Village at least ten (10) days prior to end of any existing coverage period.
7. **Indemnification.** Contractor agrees to indemnify and hold Village harmless from all claims, losses, expenses, fees, including attorney's fees, costs and judgments that may be asserted against Village that result from acts or omissions of Contractor, Contractor's employees, if any, and Contractor's agents.
8. **Third Party Beneficiaries.** It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved for the Village and the Contractor. Nothing contained in the agreement shall give or allow any claim or right of action whatsoever by any third person. It is the express intent of the Village and Contractor that any such person or entity, other than the Village or Contractor, receiving services or benefits under this agreement shall be deemed an incidental beneficiary.
9. **Assignment.** Contractors' obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of Village.
10. **Notice.** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

If for the Village:

If for the Contractor:

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days

after deposit in U.S. mail.

- 11. Entire Agreement.** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties.
- 12. Amendment.** This agreement may be modified or amended if the amendment is made in writing and is signed by both parties.
- 13. Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
- 14. Waiver of Contractual Right.** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of limitation to that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.
- 15. Applicable Law.** The laws of the State of Texas shall govern this Agreement.