



# Hall County Government

FINANCIAL SERVICES

## CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

DIRECTOR  
**Taylor Samples**

Date: August 22, 2024  
To: Richard Higgins, Chairman, BOC  
From: Andy Penick

Your signature is requested to execute the attached Contract.

Bid/Contract No: RFQ/P #45-008

Contract Name: Demand Services for On-Call Contractors for Building Permit Services, Inspections and Plan Review

Department(s) Requesting Contract: Development Services

Award Recipient Names:

1. NOVA Engineering & Environmental, LLC
2. ECS Southeast, LLC
3. SAFEBuilt Georgia, LLC

Contract Description: Demand Services are to augment Development Services staff on an as-needed basis.

- Annual Contract       New       Renewal
- Price Increase Requested      Percentage Increase: N/A
- Project/Service Contract      Previous Spend: N/A
- Product Contract      Requested Amount: \$100,000.00

**Comments:**

New Demand Services Contract.



Hall County Government  
FINANCIAL SERVICES

EXHIBIT B – CONTRACT FOR SERVICES

STATE OF GEORGIA  
COUNTY OF HALL

CONTRACT # 45-008

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

For the provision of  
**Demand Services for On-Call Contractors  
for Building Permit Services, Inspections,  
and Plan Review**

t: 770.535.8270 | f: 770.531.6711

INTERIM DIRECTOR  
**Taylor Samples, CPA**

**ARTICLE #101 – INTRODUCTION**

This Contract for Demand Services for On-Call Contractors for Building Permit Services, Inspections, and Plan Review (hereinafter “Services”) is made and as entered into as of \_\_\_\_\_ (execution date) and \_\_\_\_\_ (effective date) is by and between Hall County, Georgia, Board of Commissioners, (hereinafter “County”) located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and ECS Southeast, LLC, located at 1550 North Brown Road, Suite 140, Lawrenceville, GA 30043 (hereinafter “Contractor”). Contractor is an entity that is legally registered and qualified and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Contractor are known individually as a “Party” and collectively as the “Parties”.

Nothing contained in this Contract shall be construed to convert the Contractor or any of its employees, agents, or sub-subcontractors into a partner, employee, or agent of the County, nor shall either Party to this Contract have any authority to bind the other in any respect.

**WHEREAS** the Contractor represents that it complies with the State of Georgia requirements for corporations and has signified a willingness to provide Services to the County and the County has relied on such representation; and,

**WHEREAS** the Parties mutually desire to enter into this Contract to document the provision of Services by the Contractor to the County in exchange for payment as compensation; and,

**WHEREAS** this contract will become legally binding upon signature by both Parties; and,

**WHEREAS** any attached documents, plans, exhibits, are all incorporated herein by reference, and,

**NOW, THEREFORE** and in consideration of the mutual promises, terms, conditions, covenants, and agreements made as expressed and contained herein, or attached, incorporated, and made a part hereof, and

other good and valuable consideration expressed by a valid offer and acceptance, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties hereto agree as follows:

**ARTICLE #102 – CONTRACT**

- A. Contractors shall provide supervision, labor, equipment, and materials necessary to perform all the services.
- B. Contractor agrees to provide the support Services to the County including building inspections, building plan review, occupancy inspections for licensing, permit processing and review to the Building Inspections division. Task Orders are on an as-needed basis due to increase in volume of applications, inspection requests, and plan review requests, or temporary staffing shortages due to vacation, sick leave, workman’s comp, or temporary vacancies of positions. The County will issue Task Orders for specific projects to be named.
- C. Contractor shall not perform any work outside of the Scope of Work. Such work will not be compensated.

**ARTICLE #103 – NOTICES**

To the extent that either Party to this Contract is required to provide notice(s) to the other Party in compliance herewith, then the Party shall direct notice(s) to the following persons:

**COUNTY PROJECT MANAGER**

Randi Doveton  
Planning and Development Director  
Hall County Community Development  
and Infrastructure  
2875 Browns Bridge Rd  
Gainesville, GA 30504  
rdoveton@hallcounty.org  
Ph: (770) 297-5544

**COUNTY ISSUING OFFICER**

Andy Penick  
Purchasing Manager  
Hall County Purchasing Division  
2875 Browns Bridge Rd  
Gainesville, GA 30504  
apenick@hallcounty.org  
Ph: (770) 531-4939

**CONTRACTOR'S CONTACT INFORMATION**

Name: L. Ray Gideon  
Title: Vice President  
Company Name: ECS Southeast, LLC  
Physical Address: 1550 North Brown Road, Suite 140, Lawrenceville, GA 30043  
City, State, ZIP: Lawrenceville, GA 30043  
Email: RGideon@ecslimited.com  
Phone: 404.392.3723

**REMIT TO ADDRESS (if different):** \_\_\_\_\_

**ARTICLE #104 – NON-EXCLUSIVE RIGHTS**

The Contract is not exclusive. The County reserves the right to select other Contractors to provide the Services similar to those described in this Contract during the term of the Contract should the need arise, or the Contractor fail to perform.

**ARTICLE #105 – CONTRACT TERM**

This is a multi-year contract for five (5) years, with one (1) initial year followed by four (4) one-year renewal options. Renewals are not automatically renewed nor guaranteed. Renewals must be mutually executed each year on the anniversary of the execution date.

**ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION**

This Contract may only be modified, amended, or changed in writing and fully executed by both Parties hereto. This Contract constitutes the sole and entire Contract and understanding between the Parties as to the subject matter hereof, and no verbal promises have been made by either Party in relation hereto.

**ARTICLE #107 – REMEDIES AND CONTRACT PERFORMANCE**

In the event that either Party to this Contract breaches this Contract, including failure to meet the timetables set forth herein, the non-breaching Party shall provide a written Notice-to-Cure to the breaching Party which describes the breach of this Contract. The breaching Party shall have thirty (30) days from the date of receipt of the written Notice-to-Cure the breach or to otherwise negotiate a resolution of the breach.

If the breach has not been cured and the Parties hereto have not resolved the issue described in the Notice-to-Cure by thirty (30) days after receipt of the letter, the Party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or relief as to any bonds issued hereon. Additional provisions are:

- A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the reasonable control of and without the fault or negligence of the Contractor. If the Services to be provided to the County are interrupted by a force majeure event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Contractor under this Contract. If delay results from a subcontractor's negligent conduct or failure to perform, the Contractor shall not be excused from compliance with the terms and obligations of the Contract.

Neither Party shall be held liable or responsible to the other Party nor be deemed to have defaulted under or breached this Contract for failure or delay in fulfilling or performing any obligation under this Contract when such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party including, but not limited to, fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the Party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either Party shall provide the other Party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure.

**Definition:** The term "force majeure" as defined in Black's Law Dictionary is "an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the Parties could not have anticipated or controlled."

- B. **Obligations Beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.

- C. **Transition Cooperation With the County and Cooperation With Other Contractors.** Contractor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Contractor. Further, if the County has entered into or enters into contracts with other Contractors related to the Services, Contractor agrees to cooperate fully with other such Contractors. Contractor shall not engage in any act that will interfere with the performance of work by any other Contractor(s).

#### **ARTICLE #108 – TERMINATION PROVISIONS**

The County may terminate this Contract by providing sixty (60) days written notice to the Contractor at any time. Should the County terminate this Contract prior to the date of automatic termination, Contractor shall provide the County with all deliverables up to the date of termination thirty (30) days after the Notice to Terminate is issued. The County shall pay the Contractor for all work properly performed in compliance with the terms of this Contract up to the date of termination.

- A. **Termination for Convenience.** Following sixty (60) days' written notice, the County may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Contractor.
- B. **Termination for Cause.** The occurrence of any of the following events shall constitute cause for the County to declare the Contractor in default of its obligations under the Contract:
1. The Contractor fails to deliver or has delivered nonconforming Services or fails to perform, to the County's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract including, but without limitation, the expressed warranties made by the Contractor.
  2. The County determines that Contractor's unsatisfactory performance substantially endangers completion or that default is likely to occur.
  3. The Contractor fails to make substantial and timely progress toward performance of the Contract.
  4. The Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Contractor terminates or suspends its business; or the County reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
  5. The Contractor has failed to comply with applicable federal, state, and local laws, rules, County ordinances, regulations, and orders when performing within the scope of the Contract.
  6. The Contractor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with *ARTICLE #108.C* below constitutes cause for the Contractor to declare that the County is in default of its obligations under the Contract.
- C. **Notice of Default.** If either Party causes any of the default events set out in *ARTICLE #108 – TERMINATION PROVISIONS*, then either Party shall issue a written Notice of Default to the Party that causes one (1) or more of the default events requesting that the breach or noncompliance be remedied within the period of time specified in the Notice of Default. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching Party may:
1. Immediately terminate the Contract for default without additional written notice; and/or,

2. In the event of a breach by the Contractor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Contractor; and/or,
  3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.
- D. **Termination Due to Non-Availability of Funds.** This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Contractor in the event of any de-appropriation.
- E. **Termination due to Failure of Contractor to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:
1. If the Contractor must be certified or licensed as a condition precedent to providing the Services, the revocation, suspension, or other loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.
  2. The County determines that the actions, or failure to act, of the Contractor, its agents, employees, or subcontractors have caused, or reasonably could cause, life, health, or safety to be jeopardized.
  3. The Contractor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal, or maliciously incorrect.
  4. Failure of the Contractor to obtain, provide, maintain, and deliver the performance and payment bonds (if required) when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS.
- F. **Payment Limitation in Event of Termination.** In the event of termination of the Contract for any reason by County, the County shall pay only those amounts, if any, due and owing to the Contractor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.
- G. **Contractor's Termination Duties.** Upon receipt of a Notice of Termination, the Contractor shall:
1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of Notice of Termination describing the status of all work under the Contract including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.
  2. Immediately cease use and return to the County any personal property or materials, whether tangible or intangible, provided by the County to the Contractor.
  3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Contractor under the Contract.
  4. Cooperate in good faith with the County, its employees, agents, and Contractors during the transition period between the Notification of Termination and the substitution of any replacement Contractor.
  5. Contractor is to immediately return any payments made by the County for goods and services that were not delivered by the Contractor.
- H. **Liquidated Damages - Reserved**

**ARTICLE #109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY**

The Parties agree that the County shall not be responsible for defending or indemnifying any Contractor from any claim brought by any third party against the Contractor.

**ARTICLE #110 – ASSIGNMENT AND DELEGATION BY CONTRACTOR**

The Contractor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior expressed written consent of the County.

**ARTICLE #111 – USE OF THIRD PARTIES (SUBCONTRACTORS)**

This Contract is for the benefit of the Parties hereto only and is not intended to benefit any third party or give rise to any duty or causes of action for any third party. All restrictions, obligations, and responsibilities of the Contractor under the Contract shall also apply to third parties such as subcontractors, if allowed in writing by the County. Any Contract with a subcontractor must also preserve the rights of the County.

**ARTICLE #112 – ENTIRE CONTRACT**

This Contract, as executed and approved, shall constitute the entire agreement between the Parties and supersedes all other prior and contemporaneous statements, agreements, and understandings between the Parties. No written or oral statements, agreements, or understandings that are not set out, referenced, or specifically incorporated in this Contract shall in any way be binding or of effect between the Parties.

**ARTICLE #113 – SEVERABILITY**

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

**ARTICLE #114 – RECORDS**

- A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County shall be made open to public inspection unless otherwise provided by law.
- B. **Record Retention and Access.** The Contractor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

**ARTICLE #115 – ADDITIONAL TERMS**

The County shall not be bound by any terms and conditions included in any Contractor's sales-orders, literature, packaging, invoice, catalog, brochure, technical data sheet, on-line



representation, warranties or service level agreement, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

**ARTICLE #116 – WAIVER**

The failure of any Party hereto to seek a remedy for any alleged breach of this Contract shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach thereof.

**ARTICLE #117 – CONTRACTOR AND COUNTY RIGHTS AND OBLIGATIONS**

- A. The County has the right at any time to require the Contractor to put an immediate stop to any procedure, or the use of any equipment, chemical, material, personnel, etc. considered by the County to be hazardous or toxic to persons, buildings, or surfaces. The Contractor will utilize acceptable substitutes approved by the County as quickly as possible. In the event of such replacement, Contractor shall (i) notify County of any resulting replacement, (ii) introduce the individual serving as the replacement to County, and/or (iii) provide County with a résumé and any other information regarding the individual that may be reasonably requested by County.
- B. The County has the right to require the Contractor to reassign or remove any employee or subcontractor’s employee from the premises temporarily or permanently when, in the County’s sole opinion, the employee is not suitable. The County’s decision shall be final, and Contractor will remove the employee immediately and replace with a person of at least equivalent training, experience, and requisite qualifications as quickly as possible, subject to the County’s approval.
- C. Contractor agrees to obtain prior written approval from the County for the use of subcontractors to provide the Services described in Scope of Work prior to subcontractor’s performance of work.

**ARTICLE #118 – INSURANCE REQUIREMENTS**

The Contractor must procure and maintain insurance policies at the Contractor's own expense and must furnish the County with a certificate of insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The COI must list "Hall County, Georgia" as the certificate holder and as an additional insured under the commercial general, automobile, and umbrella liability policies as follows: "County of Hall, its Board of Commissioners, officers, employees, servants, and agents, 2875 Browns Bridge Rd, Gainesville, GA, 30504". The policy must protect the Contractor and the County (as an additional insured) from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract. The Contractor must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages or destruction of property caused by or arising from any and all services carried on and any and all work performed by the Contractor pursuant to this Contract:

**Workers Compensation Insurance: Required for all contracts.**

- \$500,000 Bodily Injury by Accident – Each Accident
- \$500,000 Bodily Injury by Disease – Each Disease
- \$500,000 Bodily Injury by Disease – Each Employee

**Additional Provisions: Waiver of Subrogation.** The insurer agrees to waive all rights of subrogation against Hall County Board of Commissioners (BOC), its elected or appointed



officers, officials, agents, authorized volunteers, and employees for losses paid under the terms of this policy which arise from work performed by the Named Insured for Hall County BOC. This provision applies regardless of whether or not Hall County BOC has received a waiver of subrogation from the insurer.

**General Liability Insurance: Required for all contracts.**

- \$2,000,000 General Aggregate
- \$2,000,000 Products & Completed Operations Aggregate
- \$1,000,000 Each Occurrence
- \$1,000,000 Personal & Advertising Injury
- \$500,000 Damages to Premises/Fire/Legal
- \$5,000 Medical Payments

**Commercial Auto Liability Insurance: Required for all contracts,** except for goods and/or services that are remote in nature and/or are delivered by a professional delivery service.

- \$1,000,000 Combined Single Limit Or \$500,000 per Person/\$1,000,000 per Occurrence
- \$100,000 Property Damage
- \$1,000 for Medical Payments (no fault coverage)

**Additional Provisions:**

- Uninsured motorist's coverage should be equal to the per occurrence limit except for contracts with other governmental entities.
- Coverage shall be included for any owned, leased, hired, or non-owned autos.
- For any contracts involving the transportation of hazardous materials, limited pollution endorsement ISO form CA9948 or its equivalent shall be on the policy.

**Umbrella Liability Insurance: Required for all contracts.**

\$1,000,000 per Occurrence

**Additional Provisions: Required for all contracts.**

- Underlying coverage shall be General Liability, Automobile Liability, and Employers Liability (Workers Compensation).
- Minimum limit of \$5,000,000 per occurrence for all contracts over \$1,000,000 or involving any special risks or high hazard activities.
- Minimum limit of \$5,000,000 for automobile coverage for any transportation contracts involving seniors, special education, transit services, students, or youths.
- Concurrent policy dates with primary liability policies except for workers compensation.

**Pollution Liability.** Required for all road construction projects, work near wastewater, solid waste lines, or any work that involves handling, transporting, disposing, or working with hazardous materials, pollutants, water reclamation facilities, waste management, or other potentially toxic chemicals.

- \$1,000,000 per Occurrence
- \$1,000,000 Aggregate

**Additional Provisions:**

- Minimum limit of \$5,000,000 per occurrence for all contracts over \$50,000,000 or involving any special risks or high hazard activities

**Crime Insurance:** Required for all contracts involving any use, care, custody, or control of any cash, money, securities, and/or wire transfers.

- \$1,000,000 Employee Dishonesty
- \$1,000,000 Funds Transfer Fraud
- \$100,000 Money & Securities
- \$1,000,000 Computer Crime
- \$100,000 Social Engineering or its equivalent

**Cyber Insurance:** Required for all software, computer hardware installation, data access, data integrations, data usage, cloud storage, SaaS, and or technology related contracts.

- \$1,000,000 Each Claim/Wrongful Act
- \$2,000,000 Annual Aggregate
- \$1,000,000 Business Interruption
- \$1,000,000 Data Recovery
- \$500,000 Cyber Extortion Expenses
- \$50,000 Cyber Extortion/Ransom Payments
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

**Additional Provisions:** Coverage shall include at a minimum:

- Information Security & Privacy Liability
- Regulatory Fines and Penalties
- Payment Card Industry (PCI) – if credit cards and/or banking information is obtained or accessed
- Ransomware

**Professional Liability Insurance (Errors & Omissions):** Required for all professional service contracts. This shall include any consultants, medical, legal, technical, insurance agents, or other professions that require proper licenses.

- \$1,000,000 Each Claim/Wrongful Act
- \$2,000,000 General Aggregate
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

**Terrorism & Sabotage:** Required for specific utilities contracts and select special events.

- All contracts involving access to or use of any water, gas, and/or electric utilities shall require third parties to have TRIA and third party liability limits of at least \$5,000,000.
- All special events that are highly visible, politically sensitive, or have more than one thousand (1,000) attendees should require at least \$1,000,000 of terrorism liability for any event sponsors.

**Aviation Liability:** Required for all Drones/UAV (Unmanned Aerial Vehicles), general aviation contracts, and fixed base operators (FBO) services.

- \$5,000,000 Each Occurrence
- \$1,000,000 Automobile Liability
- \$1,000,000 Pollution Liability (FBOs Only)

**Additional Provisions:** Coverage should include owned, hired, and non-owned aircraft/aviation.

**Sexual Abuse & Molestation Liability:** Required for all contracts and services involving youths, children, special needs, or senior citizens.

- \$1,000,000 Each Claim/Wrongful Act
- \$2,000,000 General Aggregate
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

**Builders Risk:** Recommended for most construction projects.

Hall County requires Builders Risk Coverage to be purchased by the Contractor for any construction project under \$10,000,000 insuring the full value of the project.

### **ARTICLE #122 – COUNTY PAYMENT TO CONTRACTOR**

- A. The County will issue a Notice to Proceed (“NTP”) and a Purchase Order(s) (“PO”) to the Contractor. The terms of this Contract shall be incorporated by reference into any PO(s) issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO(s) by electronic mail (e-mail) to the Contractor’s representative in *ARTICLE #103 – NOTICES*. A PO is considered “issued” when the e-mail containing the PO is sent by the County to the Contractor.

The Contractor shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County through issuance of a PO, which shall provide a commencement date. Any work including, but not limited to, travel, preliminary meetings, planning, etc. performed outside of the terms and conditions of and before the issuance of a PO will not be considered for payment. Contractors are not to begin work or ship any product on any verbal communication from the County. The County will not be liable for payment for any work or product with the issuance of a verbal communication.

The Scope of Services shall remain in effect from the NTP date to completion of the project. The Parties agree that the County will not pay or otherwise compensate the Contractor for any Services, materials, equipment, devices, or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment pursuant to *ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION*, a time extension letter, or as otherwise authorized by the County.

#### **B. Invoice/Payment**

1. Contractor shall invoice the County via email each month solely to [accountspayable@hallcounty.org](mailto:accountspayable@hallcounty.org) and only after the County inspects and accepts the Services provided. Receipt of the Services does not constitute acceptance. Invoice amounts shall not exceed the Contractor’s pricing set forth in *Exhibit C – Cost Proposal*.
2. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Each invoice shall include the Contractor’s current “Remit to” address, a description of the Services provided, the invoice amount, the Contract number, and the associated PO number issued. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted, following delivery of the Services. The County does not pay for services not yet received but only in arrears.
3. The Contractor shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under the Contract.

#### **C. Unsatisfactory Performance/Delay of Payment**

1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory the County’s Project Manager identified in *ARTICLE #103*

– *NOTICES* shall issue a written Notice to Cure to Contractor. Contractor agrees that upon receipt of the written Notice to Cure it shall make every effort to correct the deficiency(ies) within the timeframe prescribed therein. If the Contractor fails to timely correct the deficiency(ies), the County reserves the right to delay or deny payment pursuant to this *ARTICLE* or terminate the Contract pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.

2. **Delay of Payment Due to Contractor's Failure.** If the County determines that the Contractor has failed to perform or deliver any Services as required by the Contract, the Contractor shall not be entitled to any compensation under the Contract until such Services are delivered and accepted. In this event, the County may withhold that portion of the Contractor's compensation, which represents payment for Services that were not delivered. To the extent that the Contractor's failure to perform or deliver in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs as liquidated damages from any amounts payable to Contractor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.
- D. **Set-Off Against Sums Owed by the Contractor.** If the Contractor owes the County any sum under the terms of this Contract, pursuant to any judgment or pursuant to any law, the County may set off the sum owed by the Contractor against any sum owed to the Contractor, in the County's sole discretion.
- E. **Final Payment.** Contractor shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.
- F. The Contractor must not factor or assign payments to another entity or a financial institution. The County will only pay the Party with whom it is contracted. The County will not under any circumstances pay a third party.

#### **ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS - RESERVED**

#### **ARTICLE #124 – RETAINAGE - RESERVED**

#### **ARTICLE #125 – VENUE AND GOVERNING LAW**

The Parties agree that this Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. Should either party bring a legal suit to enforce the terms of this Contract, including suit in equity, the Parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

#### **ARTICLE #126 – NOTICE OF INTENT TO LITIGATE**

Contractor hereby agrees not to file any civil action of disputes or claims relating to the Contract except after first giving thirty (30) days written notice to the County of the claim and the intent to initiate a civil action.

#### **ARTICLE #127 – GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-Verify)**

- A. By signing this Contract, the Contractor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws including, but not limited to, 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011 regarding the verification of employment

eligibility of employees under the Immigration Reform and Control Act of 1986. Contractor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.

- B. Contractor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit (herein known as *Exhibit E – E-Verify Affidavit*), notarized by an Official Notary Public and incorporated herein by reference, and obtaining the same affidavit(s) from any subcontractor providing services pursuant to this Contract.

#### **ARTICLE #128 – ORDER OF PRECEDENCE**

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract and the Contractor's response, the order of precedence shall be as follows:

1. Any amendments to the Contract, including all exhibits thereto.
2. The Contract itself, including all exhibits thereto.
3. Attachments appended to the Contract.
4. All other Contract attachments appended to the Contract.

#### **ARTICLE #129 – CONTRACT EXHIBITS AND ATTACHMENTS**

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the Bidder's response, are herein incorporated into this Contract by reference.

#### **ARTICLE #130 – SALES TAX EXEMPTION STATUS**

The County is exempt from Georgia State and Local Sales and Use Tax on the Services. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

#### **ARTICLE #131 – HOLD HARMLESS AGREEMENT**

The successful respondent hereby agrees to indemnify, hold free and harmless Hall County Government, County Commissioners, its agents, servants, employees, officers, directors, elected officials, or any other person(s) against any loss or expense. This includes attorney fees because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this Contract.

#### **ARTICLE #132 – NOT A JOINT VENTURE**

The County shall not be bound by any terms and conditions included in any Contractor packaging, invoice, catalog, brochure, technical data sheet, on-line representation, warranties or service level agreement, or other document which attempts to impose any condition in variance with or in the addition to the terms and conditions contained herein.

#### **ARTICLE #133 – CONTRACT TERMS AND CONDITIONS**

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.

3. The terms and conditions set forth herein shall supersede and govern over all Contractor's terms and conditions or service level agreements.
4. The County retains the right to "red line" sections of the Contractor's terms and conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order ("PO") and delivery of goods or services serves as the Supplier's full and complete acceptance of the County's terms and conditions.
6. The terms "supplier", "vendor", "bidder", "offeror", "Contractor", "designer", "distributor", "dealer" or "manufacturer" or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "contractor" for services.
7. The terms "goods", "materials", "commodities", "components", "drawings", "drafts", "renderings", "plans" (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.
9. The Supplier shall transfer and deliver all goods or services described on the respective PO for the consideration set forth herein.
10. The Supplier shall only deliver goods and services as described on the respective PO and within the Scope of Work and the Supplier's bid response.
11. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written PO or a Change Order of such.
12. The Supplier shall not construe any verbal consent to purchase goods or services as valid.
13. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, Contract, or Agreement; unless mutually agreed in writing by both Parties.
14. The County does not accept automatic contract renewals except for monthly subscription services.
15. The County does not pay deposits towards goods ordered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
16. The County will accept backorders only if goods are out of stock and with prior written notice. Suppliers shall ship all quantities that it has in stock and hold orders for backorders.
17. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memoranda of understanding and other such agreements.
18. In all cases, the jurisdiction shall be the State of Georgia, County of Hall, for arbitration or other legalities.
19. Deliveries go to the ship-to addresses listed on the PO and within the time specified. The Supplier must follow instructions if multiple ship-to addresses exist on the PO.
20. The County shall have the right to inspect all goods or services at the time and place of delivery. The risk of loss of goods shall pass to the County upon completion and final acceptance of the project delivery.
21. Title to the goods shall remain with the Supplier until acceptance by the County. Receipt of goods or services does not constitute acceptance.
22. The Supplier warrants that goods are merchantable, and the Supplier has a legal right to deliver the goods and services and as described herein.

23. Contractor agrees not to assign, in full or in part, this Contract to another party without the County's expressed written consent. Any attempted assignment or delegation shall void and make ineffectual this Contract for all intents and purposes.
24. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
25. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 *et seq.* of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
26. All goods and services supplied pursuant to a PO shall, unless otherwise stated, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation upon which a PO is based, and all the terms, conditions, and specifications of the bid solicitation are incorporated herein by reference and made a part hereof.
27. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials paid for in full by the County are considered County property and shall be delivered to the County upon request.
28. If a PO has an attached Contract or Agreement, the terms and conditions of the latter shall govern in the event of any conflict with these terms and conditions.
29. The Supplier may be suspended, terminated, or debarred if it is determined that the Supplier has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the Supplier certifies that it and its subcontractors have not been debarred, suspended, or declared ineligible by any agency of the County, State of Georgia, or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The Supplier certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Goods are Free-On-Board (F.O.B.) destination and freight. Shipping and delivery shall be pre-paid and added to the invoice as a separate line item. The Supplier shall charge the County the exact amount of freight, delivery, handling, and insurance charges the Supplier incurs.
32. The County does not pay late fees nor interest charges.
33. The County is not bound to any minimum or maximum quantity or dollar amount set by the Supplier.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.



IN WITNESS WHEREOF, said Parties have hereunto affixed their signatures and seals on the day, month, and year below. Bidder must print their company's full legal company name as it appears on their W-9 form below:

Print Company's Full Legal Name Below:

ECS Southeast, LLC

By: [Signature]

Print Name: L. Ray Gideon

Title: Vice President

HALL COUNTY, GEORGIA

By: \_\_\_\_\_

Richard Higgins, Chairman  
Hall County Board of Commissioners

Date: \_\_\_\_\_

Sworn to and subscribed before me this  
12<sup>th</sup> Day of August, 2024.

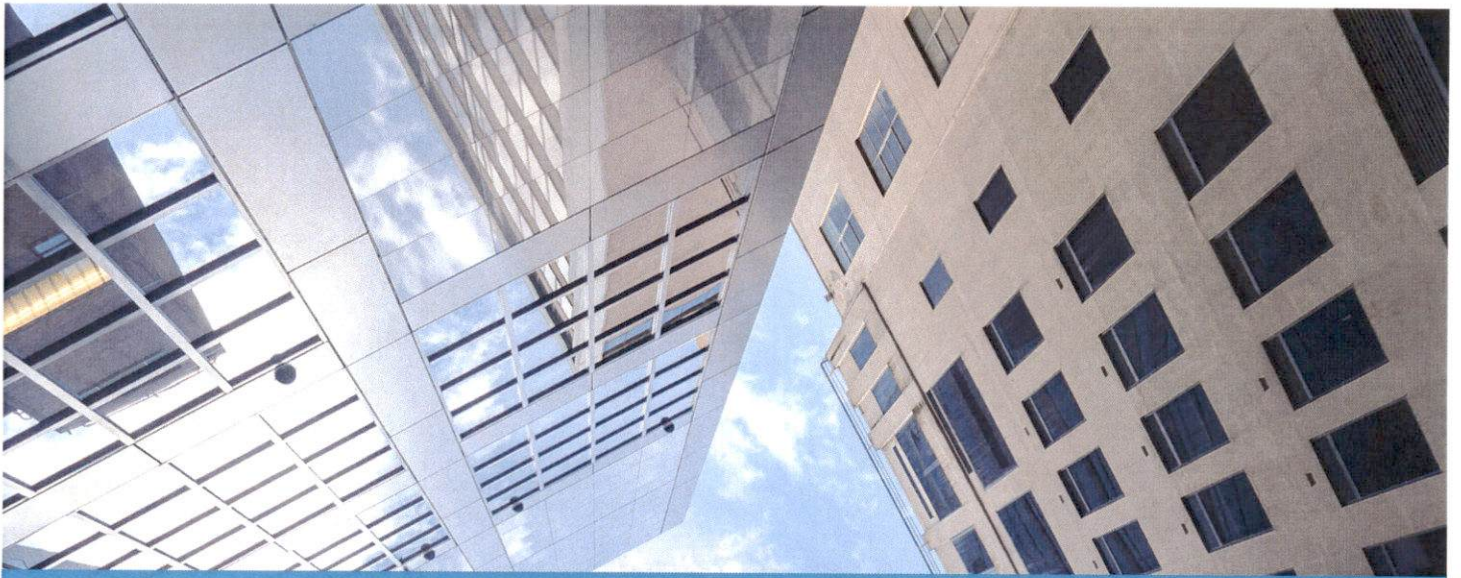
Attestation: \_\_\_\_\_  
Board of Commissioners Clerk

Notary Public: [Signature]

Notary commission expires: 08.29.2024







# HALL COUNTY GOVERNMENT

Request for Qualifications: Demand Services for On-Call Contractors for  
Permit Services, Inspections, and Plan Review

RFQ/P #45-008 | Cost Proposal Worksheets

July 11, 2024, 2:00 PM



**POINT OF CONTACT**

L. Ray Gideon  
Vice President

678.460.5473 ✉ [RGideon@ecslimited.com](mailto:RGideon@ecslimited.com)

[ecslimited.com](http://ecslimited.com)







Hall County Government  
FINANCIAL SERVICES

**EXHIBIT C**  
Mandatory Cost Proposal Worksheet  
RFQ/P # 45-008 Building Permit Services,  
Inspections, and Plan Review

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

INTERIM DIRECTOR  
Taylor Samples, CPA

**Company Name:** ECS Southeast, LLC

**Bidder's Name:** L. Ray Gideon, Vice President

**Bidder's Signature:** 

**Date:** July 11, 2024

**Plan Review Staff:**

Ryon Schewe, Senior Project Manager \$150.00/hour

**ICC Certifications:** Master Code Professional, Certified Building Official, Certified Fire Marshal, Residential Plans Examiner, Building Plans Examiner, Plumbing Plans Examiner, Building Code Specialist, Plumbing Code Specialist, Accessibility Plans Examiner, Fire Codes and Standards, Fire Plans Examiner, Residential Energy Plans Examiner

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review  
15 Business Day First Review and 5 Business Day subsequent review cycle rate for Commercial, Fire Life Safety and MEP Reviews

**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum  
Commercial: \$300.00 minimum/\$1.00 per square foot maximum  
Fire Life Safety/MEP/Accessibility: \$300.00 minimum/\$1.00 per square foot maximum

Jeffery Morrison, Project Manager \$135.00/hour

**ICC Certifications:** Certified Building Official, Residential Plans Examiner, Mechanical Plans Examiner, Electrical Plans Examiner

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review  
15 Business Day First Review and 5 Business Day subsequent review cycle rate for MEP Reviews



**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum  
Commercial: \$270.00 minimum/\$1.00 per square foot maximum  
Fire Life Safety/MEP/Accessibility: \$270.00 minimum/\$1.00 per square foot maximum

Daniel Windham, Project Manager \$135.00/hour

**ICC Certifications:** Master Code Professional, Accessibility Plans Examiner, Building Plans Examiner, Fire Plans Examiner, Commercial Energy Plans Examiner, Residential Energy Plans Examiner.

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review  
15 Business Day First Review and 5 Business Day subsequent review cycle rate for MEP Reviews

**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum  
Commercial: \$270.00 minimum/\$1.00 per square foot maximum  
Fire Life Safety/MEP/Accessibility: \$270.00 minimum/\$1.00 per square foot maximum

**Inspectors:**

Ryon Schewe, Senior Project Manager \$150.00/hour

**ICC Certifications:** Master Code Professional, Certified Building Official, Certified Fire Marshal, Residential and Commercial Combination Inspector, Residential and Commercial Building, Mechanical, Plumbing and Electrical Inspector, Building Code Specialist, Plumbing Code Specialist, Accessibility Inspector, Fire Inspector I, Fire Codes and Standards.  
GSWCC Level IB Certified Inspector

**Per Inspection Rate:**

Inspection Minimum Per Occurrence \$300.00  
Inspection Maximum Per Occurrence \$1050.00

Spencer Cape, Project Manager \$135.00/hour

**ICC Certifications:** Commercial Combination Inspector, Commercial Building Inspector, Commercial Electrical Inspector, Commercial Plumbing Inspector, Commercial Mechanical Inspector.  
GSWCC Level IB Certified Inspector

**Per Inspection Rate:**

Inspection Minimum Per Occurrence \$270.00  
Inspection Maximum Per Occurrence \$945.00

Jeffery Morrison, Project Manager \$135.00/hour

**ICC Certifications:** Certified Building Official, Commercial Combination Inspector, Electrical Inspector, Combination Inspector, Building Inspector, Commercial Building Inspector, Residential Combination Inspector, Commercial Mechanical Inspector, Mechanical Code Specialist, Residential Electrical Inspector, Plumbing Inspector, Residential Plumbing Inspector, Residential Mechanical Inspector, Commercial Plumbing Inspector, Commercial Electrical Inspector.



**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum

MEP: \$270.00 minimum/\$1.00 per square foot maximum

Matthew Rush, Project Manager \$135.00/hour

**ICC Certifications:** Master Code Professional, Certified Building Official, Certified Mechanical Code Official, Certified Plumbing Code Official, Certified Electrical Code Official, Accessibility Plans Examiner, Electrical Code Specialist, Mechanical Code Specialist, Building Code Specialist, Residential Energy Plans Examiner, Plumbing Plans Examiner, Mechanical Plans Examiner.

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review

15 Business Day First Review and 5 Business Day subsequent review cycle rate for MEP Reviews

**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum

Commercial: \$270.00 minimum/\$1.00 per square foot maximum

MEP: \$270 minimum/\$1.00 per square foot maximum

Robert Perry, Senior Project Manager \$150.00/hour

**ICC Certifications:** Master Code Professional, Certified Building Official, Certified Housing Code Official, Fire Plans Examiner, Certified Fire Code Official, Certified Mechanical Code Official, Certified Building Code Official, Combination Plans Examiner, Electrical Code Specialist, Mechanical Code Specialist, Building Code Specialist, Fire Code Specialist, Plumbing Code Specialist, Mechanical Plans Examiner, Electrical Plans Examiner, Plumbing Plans Examiner, Residential Energy Plans Examiner, Certified Plumbing Code Official.

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review

15 Business Day First Review and 5 Business Day subsequent review cycle rate for Commercial, Fire Life Safety and MEP Reviews

**Minimum/Maximum Per Plan Set:**

Residential: \$270.00 minimum/\$0.60 per square foot maximum

Commercial: \$300.00 minimum/\$1.00 per square foot maximum

Fire Life Safety/MEP/Accessibility: \$340.00 minimum/\$1.00 per square foot maximum

Kevin Crowe, Project Manager \$135.00/hour

**ICC Certifications:** Master Code Professional, Certified Building Official, Certified Fire Marshal, Building Codes and Standards, Fire Code Specialist, Certified Sustainability Professional, Accessibility Plans Examiner, Building Plans Examiner, Fire Plans Examiner, Residential Plans Examiner, Commercial Energy Plans Examiner, Residential Energy Plans Examiner, Commercial Green Construction Professional, Fire Codes and Standards.

**Plan Review Cycle Rate:** 10 Business Day First Review and 5 Business Day subsequent review cycle rate for Residential Review

15 Business Day First Review and 5 Business Day subsequent review cycle rate for MEP Reviews

**Per Inspection Rate:**

Inspection Minimum Per Occurrence \$270.00  
Inspection Maximum Per Occurrence \$945.00

Donald Goglio, Project Manager \$135.00/hour

**ICC Certifications:** Commercial Combination Inspector, Commercial Building Inspector, Commercial Electrical Inspector, Commercial Plumbing Inspector, Commercial Mechanical Inspector, Fire Inspector I, Fire Inspector II, Accessibility Inspector.

**Per Inspection Rate:**

Inspection Minimum Per Occurrence \$270.00  
Inspection Maximum Per Occurrence \$945.00

**Permit Specialist Techs:**

Spencer Cape, Project Manager \$135.00/hour

**ICC Certifications:** Commercial Combination Inspector, Commercial Building Inspector, Commercial Electrical Inspector, Commercial Plumbing Inspector, Commercial Mechanical Inspector.  
GSWCC Level IB Certified Inspector

**Plan Cycle Rate:** One Business Day

**Minimum/Maximum Per Plan Set:**

\$67.50 minimum/\$135.00 maximum

**Support and Administerial Staff:**

Ray Gideon, Vice President, Principal \$220/hour

\$55.00 minimum/\$220.00 maximum per occurrence

Shea Johnson, Department Manager \$200/hour

\$50.00 minimum/\$200.00 maximum per occurrence

Ryon Schewe, Senior Project Manager \$150/hour

\$37.50 minimum/\$150.00 maximum per occurrence

Spencer Cape, Project Manager \$135.00/hour

\$33.75 minimum/\$135.00 maximum per occurrence

Michelle Valintine, Office Administrator \$65.00/hour

\$9.75 minimum/\$65.00 maximum per occurrence

**Auxiliary Services:**

Milage Rate \$0.70/mile from 1550 North Brown Road, Lawrenceville GA 30043

**Miscellaneous Fees:**

None