

# EXHIBIT A

## ARCHITECTURAL SERVICES PROPOSAL

### CITY OF DEER PARK

### DEER PARK COMMUNITY & RECREATION CENTERS

#### SERVICES AND COMPENSATION

#### 11.2.1 A/E BASIC AND SUPPLEMENTAL SERVICES INCLUDED IN THE CONTRACT SCOPE OF WORK.

##### PROJECT DESCRIPTION

The project will be located on a tract of land located in Dow Park and will have two main components. The anticipated construction cost is approximately \$35.6M. Fee determination is based on substantially designing both phases simultaneously, yielding an adjusted value basis of \$33.2M. This does not include FF&E costs or owner costs. The construction costs covers:

- A new Community Center (Phase 1) of ~12,000 SF next to existing City Hall.
- Demolition and construction of a new Recreation Center (Phase 2) of ~ 48,000 SF including a gymnasium, fitness room, multipurpose rooms, indoor therapy pool and related support spaces.
- Demolition and construction of a new bathhouse, and renovations to the existing pool.
- Refer to Exhibit A for the project Concept Plan.
- Architectural services for Phase 1 will be delivered continuously through completion.
- Architectural services for Phase 2 will be simultaneous with Phase 1 through 95% Construction Documents. It will then be restarted at a mutually agreed upon time and continue to completion.
- Project delivery method will be Construction Manager at Risk (CMAR).

#### A. BASIC A/E SERVICES FOR RECREATION & AQUATIC IMPROVEMENTS: \$2,786,978

Basic Services Includes:

- Architecture
- Structural Engineering
- MEP Engineering
- CMAR coordination, and project management assistance
- Fees to be billed monthly by percent as follows:

i. Schematic Design	15%
ii. Design Development	25%
iii. Construction Documents	35%
iv. Bidding/Negotiations	5%
v. Construction Administration	20%

The estimated Construction Budget (~\$35.6M) may be adjusted from time to time by City of Deer Park's authorization. (Total Project budget for recreation center and aquatic center improvements is (\$40.2M). The Architect will receive no adjustment in the fixed fee should the actual accepted construction bid amount vary from the budget and subsequently be approved by the city unless it is a result from additions to the program areas. Should the City increase the construction budget because of increased areas the Architect will receive a fee adjustment equal to 6.0% of the budget increase. This adjustment shall occur at completion of Approved Design Development estimates.

**B. SUPPLEMENTAL SERVICES FOR RECREATION & AQUATIC IMPROVEMENTS:**  
**\$ 848,690**

1. **EXTENDED CONSTRUCTION ADMINISTRATION : \$346,824**  
Provide extended construction administrative services due to the phased approach to constructing the Project. This includes all architectural and engineering fees, including structural, MEP, technology and civil related fees. Should the construction schedule extend substantially beyond the anticipated total duration (reference Exhibit D), due in no fault of the Architect, additional fees will be assessed at a rate of \$10,000 per month.
2. **AQUATICS CONSULTANT: \$52,200**  
Aquatics consultant shall program, design, engineer and provide construction administration support for indoor and outdoor aquatic components of this project. Indoor aquatics is generally defined as swimming pool layout and dimensions, recirculation, filtration and disinfection systems, detailing, pool finishes and specification of related equipment. Outdoor aquatics scope is as recommended in January 2019 report by C.T. Brannon Corporation. Fee assumes one (1) new body of water indoors and renovations to the existing exterior facilities.
3. **CIVIL ENGINEERING SERVICES: \$110,000**  
Civil engineer will provide design and construction administrative services including documentation for site phasing, demolition, grading, paving, water & wastewater utilities, franchise utility coordination, site drainage, erosion control, and permitting.
4. **SITE SURVEY: \$19,600**  
Survey consultant shall provide site survey including ALTA site boundary, topographic survey at 6-inch intervals, observable locations of existing water, sewer, storm and franchise utilities, Dig Tess markings of subsurface utilities and trees.
5. **STORM WATER POLLUTION PREVENTION PLAN (SWPPP): \$5,000**  
Civil engineer shall provide SWPPP in accordance with TECQ and City of Deer Park standards. The contractor shall be responsible for permit application, use and adjustment to the SWPPP per the terms of their permits.
6. **TRAFFIC STUDY: \$25,000**  
Consultant shall provide a Traffic Impact Analysis (TIA) and a Traffic Control Plan (TCP). Analysis will include collecting existing traffic counts and projected trip generations related to the project, documentation, and any resulting recommendations as required by the City of Deer Park. Control plans for use during construction will be developed with City and Contractor involvement.
7. **LANDSCAPE AND IRRIGATION DESIGN: \$23,500**  
Landscape architect shall provide landscape and irrigation design and construction administrative services, including site phasing and pedestrian hardscape areas.
8. **ACOUSTICAL CONSULTANT (allowance): \$5,500**  
Prepare acoustical treatment recommendations for gymnasium and meeting rooms, and any other sensitive spaces. Provide HVAC noise review and abatement design as necessary.

9. COMMISSIONING : \$48,000  
Engineering consultant will serve as the Commissioning Agent (CxA) for building MEP systems, only as required for 2018 IECC compliance.
10. TELECOM SYSTEMS DESIGN: \$27,000  
Consultant will provide planning and design of telecommunications infrastructure, including telecom service provider coordination, room layouts, racks, horizontal cabling, raceways, and terminations. IP-enabled devices will be by Owner.
11. SECURITY SYSTEMS DESIGN: \$17,000  
Consultant will provide planning and design of security system, including access controls, intrusion detection, video surveillance, and related support infrastructure.
12. AUDIO/VISUAL SYSTEMS DESIGN: \$28,000  
Consultant will provide planning and design of audio/visual systems, including video signal distribution and presentation systems, distributed audio public address, digital signage systems, and related support infrastructure.
13. ACCESSIBILITY CONSULTING SERVICES: \$6,260  
Review of documents by state Registered Accessibility Specialist for conformance, Site visits for substantial completion of each phase and final state required inspection are included. All State of Texas required submittal fees are included in this contract. Architect will coordinate all submittals with owner.
14. AS-BUILT DOCUMENTS: \$23,100  
Prepare a set of Reproducible drawings showing significant changes in the work during construction from data furnished by Contractor.
15. INTERIOR DESIGN SERVICES: \$40,000  
Provide all Interior Design services including finish selection, three presentation to owner representatives including some renderings of interior design spaces, specifications of all finishes, coordination of cost of selections to match budgets for materials and installation and submittal review services.
16. FURNITURE & EQUIPMENT SELECTION AND PROCUREMENT: \$35,000  
Provide and assist in the space planning, selection and coordination of finish selections for all furnishings.
17. COST ESTIMATING SERVICES: (Included in basic services)  
Services include providing required information to CMAR for their use in developing schematic, design development and 50% construction development estimates of cost of work. This also includes reviewing all CMAR estimates at these various levels for work to ensure all estimates reflect the design intent and quantities of work. This also provides a benchmark for clear scope pricing and cost management decisions through the design process including review of CMAR's final GMP.
18. ARCHITECTURAL COORDINATION AND MANAGEMENT OF SUPPLEMENTAL SERVICES: \$36,706  
Coordinate above supplementary consultants' work with project. Manage their efforts and payment of overhead for this work.

**C. OPTIONAL ADDITIONAL SERVICES**

1. SUBSURFACE UTILITY EXPLORATION (SUE): \$35,000  
If deemed necessary expose certain utilities within the limits of the Subject Site portion of this agreement using SUE methods and collect survey data on their exposed location. This information would be used during civil engineering design.
2. SEPARATE INSTRUMENT EASEMENTS (if required): \$1,500  
If deemed necessary, prepare a metes and bounds description and sketch showing the location and dimensions for one proposed easement. Fee is per each.

**SUMMARY OF PROFESSIONAL FEES:**

A.	Basic A/E Services	\$2,786,978
B.	Supplemental Services as Basic Services	\$848,690
C.	Optional Additional Services (\$36,500)	
D.	Estimated Reimbursable Cost	<u>\$80,000</u>
<b><u>TOTAL PROFESSIONAL CONTRACT</u></b>		<b><u>\$3,715,668</u></b>

**CLARIFICATIONS**

1. Proposal assumes project site does not require re-zoning.
2. Platting is excluded.
3. Geotechnical recommendations and material testing will be provided by the Owner.
4. Environmental assessment and abatement engineering will be provided by Owner.
5. Drainage retention/detention study and engineering is excluded.