

EXHIBIT 'A'



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May 18, 2026

Kenny Walsh
City of Deer Park Parks and Recreation Department
1302 Center Street
Deer Park, TX 77536

Regarding: Renovations to the Existing Theater Building, Demolition of Fire Station, and New Parking

Dear Kenny:

I would like to express our gratitude and excitement to partner with the City of Deer Park on this exciting project. This proposal is for the Assessment through Construction Administration phase for your review and approval.

Scope of Work

The Studio RED team will provide architectural, structural, and MEP Design Services to renovate the existing theater building located at 1302 Center Street in Deer Park, Texas. The existing Fire Station No. 01 located at 1300 Center Street, Deer Park, Texas will be demolished, and a new parking lot will be added in its place.

The anticipated budgets are approximately \$1,375,000 for the renovation of the existing theater building \$88,000 for the demolition, and \$202,000 for the parking lot.

Basic Services

Following describe the proposed phases of design and construction for this project:

MEP Assessment and Architectural Confirmation of the Concept Phase:

Description of activities and deliverables:

- MEP Engineer will perform one site field investigation survey to verify existing conditions and verify the condition of the existing HVAC, Electrical, and Plumbing systems.
- Architect to confirm the owner's space program and design requirements for the scope of work as described above.
- Architect to work with the owner to confirm if any specialty services are required from the Theater Consultant, Audio Video Consultant or Acoustician for this phase of work. *
- Architect to help the owner procure the following if required; geotechnical report, site survey, asbestos survey, and other existing condition information required for the documentation phase.
- Architect to confirm the conceptual plan and massing for the building.
- Deliverables to include an assessment report and schematic architectural plans.

Documentation Phase:

Description of activities and deliverables:

- Documentation phase will start after the MEP Assessment is completed and the Concept Design direction is confirmed.
- Documents will be completed for the construction of this project.
- The design team will prepare Architectural, MEP, Structural, and Civil Engineering drawings for bidding and construction.
- Deliverables to include permit-ready architectural and engineering construction documents.
- Assist the Owner in reviewing how they would like to move forward with a contract for construction and price prepared by the Contractor

Permitting Phase:

Description of activities and deliverables:

- Assist the Owner in submitting drawings to the Authority Having Jurisdiction for the approval of a building permit.

Construction Administration Phase:

Description of activities and deliverables:

- Provide Construction Administration Services during this phase of the project.
- Review and process the following items from the Owner's Contractor:
 - Requests For Information (RFI's) regarding the Construction Documents
 - Submittals of materials and systems to be used during construction
 - Proposed Change Requests and Change Orders
 - Review and certify progress payments
- Make regular site visits to oversee the progress of construction.
- Assist the Owner in preparing a punch list and reviewing project close out documents.

Consultants:

The Studio RED design team is composed of the following consultants:

Basic Services

Architect	Studio RED Architects
Structural Engineer	IMEG Corp
MEP+FP Engineers	Collaborative Engineering Group

Commissioning

Collaborative Engineering Group

Civil Services

Civil Engineering	ADICO Consulting Engineers
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Specialty Services

Theater and AV Consultant	Schuler Shook Theater Planners
Acoustician	Jaffe Holden

Compensation:

The project will be billed monthly on a percent complete basis. The earned fee per phase is as follows:

<u>Basic Services</u>	
Confirmation Phase	\$ 9,250
Documentation Phase	\$ 97,000
Bidding/Permitting Phase	\$ 4,625
<u>Construction Administration Phase</u>	<u>\$ 34,625</u>
Total:	\$145,500
<u>Civil Engineering</u>	<u>\$ 38,520</u>
<u>MEP Assessment</u>	<u>\$ 11,820</u>
<u>Commissioning</u>	<u>\$ 11,500</u>
<u>Specialty Allowances if Requested by Owner*</u>	
Schuler Shook – Theater Planning	\$ 10,000
Schuler Shook – Audio Video Services	\$ 15,000
Jaffe Holden – Acoustics	\$ 12,500

Additional Services

Any other services not outlined above or elsewhere in this proposal will be considered Additional Services. Additional Services, should they be required and approved by the Owner, will be billed at an hourly rate. Additional Services incurred by consultants will be billed at 10% over cost.

Reimbursable Expenses

Reimbursable Expenses are not included in our fee. Reimbursable Expenses include project related expenses such as photocopying, plotting of drawings, presentation materials, renderings or models, reproduction of drawings, parking fees, delivery services, mileage to site, job related mileage, meals, lodging and travel. Reimbursable expenses will be invoiced monthly.

Professional renderings are not part of the budgeted amount identified above. If professional photo-realistic renderings are requested, please budget \$2,000 per rendering. Any in-house renderings by Studio Red are included in our proposed fee.

Schedule

Studio RED anticipates the schedule will be as follows:

Assessment and Confirmation Phase	6-8 weeks
Documentation Phase	8-10 weeks
Permitting	12 weeks*
CA Phase	TBD once a GC is brought on board*

* The timeframe for these items are estimated and are subject to timeframes influenced by the General Contractor and by the Authority Having Jurisdiction.

Qualifications

1. Design service fees identified in this proposal include Architectural, MEP Engineering, Structural Engineering, and Civil Engineering services only.
2. Cost Estimating is not included.
3. Design service fees for Landscape Architecture are not included at this time.
4. Geotechnical engineering and surveying for boundary, utilities and topography are considered Owner provided items and are not included in this proposal.
5. This proposal does not include the replacement of major MEP infrastructure such as Air Handling Units, ductwork, VAV boxes, Fan Powered Terminal units, chilled water pumps, main electrical switchboards, tank type water heaters and hot water circulation pumps. If this is required additional services may be required.
6. Commissioning of the MEP systems is included.
7. Energy modeling for code compliance or life cycle cost is excluded.
8. A hazardous material report will be required to be done by the owner for permitting.
9. The fire alarm contractor will be responsible for submitting their construction drawings to the Authority Having Jurisdiction (AHJ) for permitting purposes.
10. Traffic studies if required will be an add service.
11. Fees for Furniture procurement are not included in this proposal. If requested, procurement services would be Additional Services.
12. This proposal does not include services for graphics and signage design. SRA will coordinate with the Owner's consultants for these services, where required.
13. Costs for ADA consulting are considered Owner provided items and are not included in this proposal. SRA will submit the project for the required ADA plan review and assist the owner in calling for the required ADA inspection at the conclusion of the project.
14. Fees related to exhaustive pursuit of platting or variances for relaxation of any Regulatory Ordinance would be Additional Services.

15. This proposal does not include the services of extensive multiple construction alternate bid packages.
16. Assessment of the security, AV and Voice Data Systems is excluded. This proposal does not include services for Low/Voltage, Audio/Visual, and Security Design Services. SRA assumes these services to be performed direct to the Owner by design/build integrators. SRA will coordinate with the city for these services, where required.
17. Cost for pursuing Leadership in Energy and Efficient Design (LEED) Certification are not included in this proposal. Fees for pursuing LEED certification would be Additional Services.
18. Increases to the construction budget or extension of the project schedule may result in an increase in fee commiserate with the equivalent fee percentage.

We are eager to get started on this project. If this proposal meets your approval, please sign and return for our files. If you have any questions, feel free to contact us.

Sincerely,




Jared Wood, AIA
Vice President of the GP

Accepted:
City of Deer Park

Studio Red Architects

By: _____

By: 

Date: _____

Date: 5/18/2026