

Exhibit A
Basic Services of the Architect

AGA, INC.
ALCOCER GARCIA ASSOCIATES, INC.

February 4, 2011

Mike Alaniz, City Administrator
City of La Joya
P.O. Box H
La Joya, TX 78560

Re: Proposed New Library, City of La Joya, Texas

Dear Mr. Alaniz,

Based on the Scope of Services, cost estimates and preliminary drawings we have provided the City, this is to confirm that the fee for the AGA, Inc. professional services is a fixed stipulated amount of \$ 32,559.00, as detailed in our Scope of Services letter dated 2 - 4-11. Please consider this amount our best and final offer.

Sincerely,



George A. Garcia
Architect

cc: Candace Armenta, Projects Coordinator,
Hidalgo County Urban County Program

FEB 9 2011

Project: Proposed Library, City of La Joya, Texas

ESTIMATED CONSTRUCTION COST

Site Civil: Parking Lot and Water and Sewer Service Lines	\$ 53,000
Site Fill & Prep, 400 sq.yds. @ \$ 14.50.....	5,800
Foundation, 4,400 sq.ft. @ \$ 7.68	33,792
Masonry Walls, 2,560 sq.ft. @ \$ 9.70.....	24,832
Roof Trusses, 44 @ \$ 652.00.....	28,688
Rough Carpentry & Trim, 4,400 sq. ft. @ \$ 2.60.....	11,440
Roofing, 53 sqs. @ \$ 123.00.....	6,519
Interior Metal Stud Framing & Gyp. Bd., 340 lin.ft. @ \$ 16.30.....	5,542
Cabinets, 26 lin.ft. @ \$ 245.00	6,370
Ceiling Insulation, 4,400 sq.ft. @ \$.62	2,728
Joint Sealers	1,200
Doors / Frames / Finish Hardware, 9 units @ \$ 1,460.00	13,140
Aluminum Entrances, 1 @ \$ 2,216.00.....	2,216
Interior Windows, 2 at \$ 305.00	610
Door Glass and Glazing, 3 units @ \$ 72.00	216
Ceramic Tile, 350 sq.ft. @ \$ 8.08	2,828
Acoustical Ceilings, 4,300 sq.ft. @ \$ 2.06.....	8,858
Resilient Flooring & Base, 4,300 sq.ft. @ \$ 1.84	7,912
Interior Painting,, 4,200 sq. ft. @ \$ 1.53.....	6,426
Masonry Water Repellant, 2,580 sq. ft. @ \$ 2.04	5,263
Markerboards, 1 @ \$ 720.00.....	720
Tackboards, 2 @ \$ 415.00	830
Building Identification Letters & Numbers, 20 @ \$ 63.00.....	1,260
Room Identification Signs, 8 @ \$ 32.00	256
Fire Extinguishers, 2 @ \$ 480.00.....	960
Toilet Room Accessories.....	1,480
HVAC, 9 tons @ \$ 1,700.00.....	15,300
Plumbing, 10 fixtures. @ \$ 1,262.00.....	12,620
Electrical, including parking lot lights, 4,200 sq. ft. @ \$ 17.00.....	71,400
Supervision, 6 mos. @ \$ 3,960.00.....	23,760
Clean-up.....	1,500
Contingencies / Allowances.....	<u>10,000</u>
Total.....	\$ 367,466

ESTIMATED PROJECT COSTS

Construction	\$ 367,466
Architectural Engineering fee (7.5%).....	27,559
Property survey.....	1,200
Printing.....	2,600
Accessibility Plan review.....	600
Accessibility Post-Construction Inspection....	<u>600</u>
Total....	\$ 400,025

- Other Services Required (not included in A/E contract):
1. Geotechnical Borings and Soils Report
 2. Parking Lot and Building Materials Sampling and Testing Services

George A. Garcia
 George A. Garcia, Architect
 Alcocer Garcia Associates, Inc. 2 - 4 - 11

FEB 9 2011

a.

AGA, INC.
ALCOCER GARCIA ASSOCIATES*

February 4, 2011

Mike Alanis, City Administrator
City of La Joya
101 N. Leo
La Joya, TX 78560

Re: Scope of Architectural / Engineering Services for New La Joya Public Library

Dear Mr. Alanis,

We appreciate this opportunity to be of service to the City of La Joya. Our Scope of Services for the referenced project is based on the following:

Project description: A 1-story, 4,400 square foot building as per attached floor plan. The building is to have a concrete foundation, and load-bearing concrete block exterior walls. The interior partitions to be gypsum wallboard on studs. The interior finishes include vinyl composition tile flooring, ceramic tile flooring at the restrooms and suspended acoustical lay-in ceilings. Building is to have a central air conditioning system and recessed lighting. The project includes the parking area, drives and utilities extensions.

The AGA, Inc. A/E services would be as contained in the standard Urban County Program Professional Services Agreement and include the following Basic Services:

1. Architectural Design and Construction Administration Services Phases
2. Structural Engineering Design and Construction Administration Services
3. Mechanical/Electrical Engineering Design and Construction Administration Services
4. Civil Engineering Design and Construction Administration Services
5. Prepare Bidding Forms and Documents
6. Assist Owner in Receipt of Competitive Bids
7. Evaluate Bids Received
8. Issue Notice of Award and Notice to Proceed to successful Bidder
9. Review project Shop Drawings and Submittals
10. Review and certify General Contractor's Application for Payments
11. Construction inspections and Reports
12. Punch -list inspection(s)
13. Final inspection and close-out documents

Based on the estimated construction cost of \$ 367,466.00 (copy attached), the AGA, Inc. Basic Services fee would be a sum of \$ 27,559.00 (7.5% of the estimated construction cost). We would also include the following services directly related to the project:

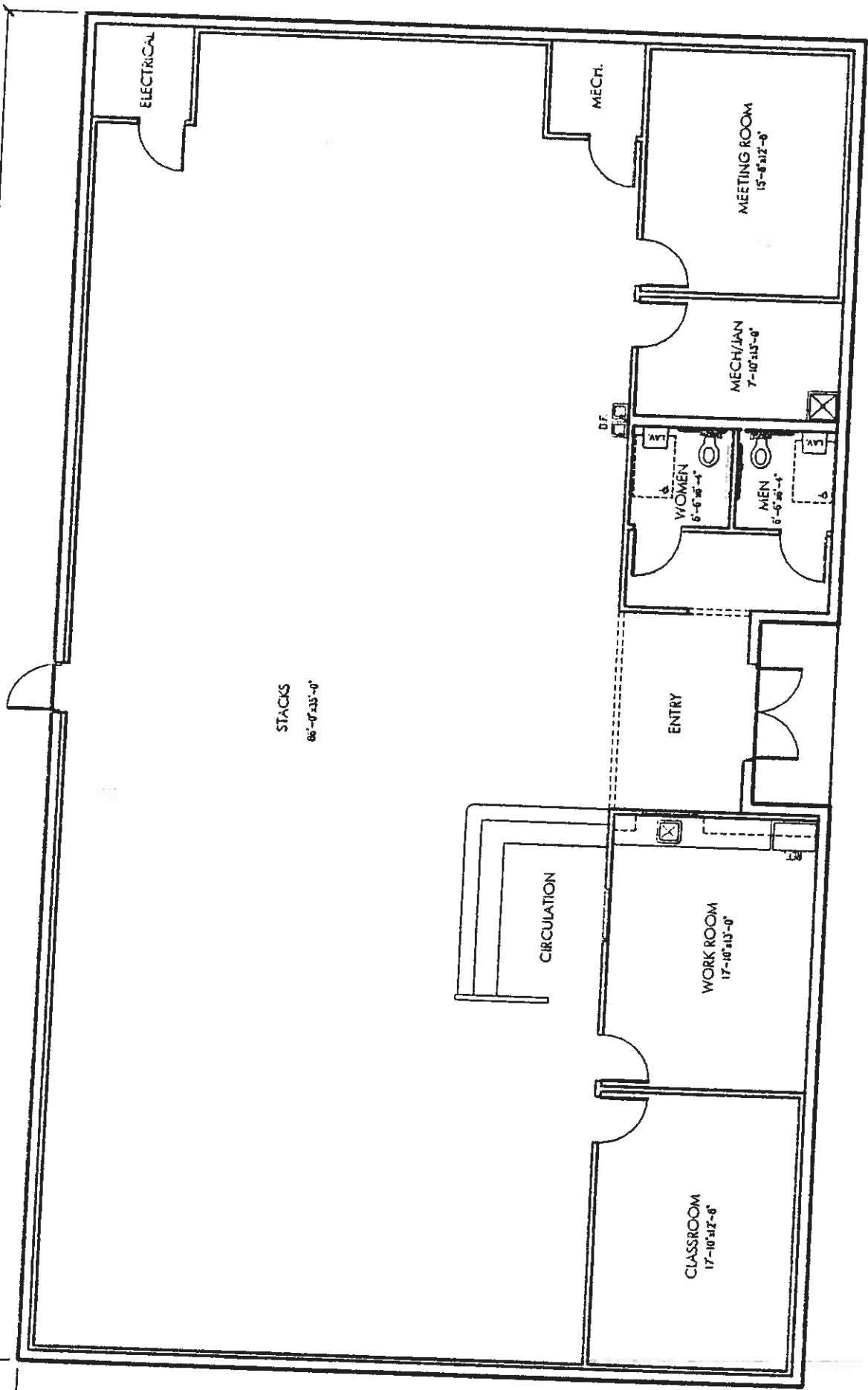
Site boundary and topographic survey.....	\$ 1,200.00
Printing of plans and specifications (40 sets).....	2,600.00
State Accessibility Standards Registration and Plan Review ..	600.00
State Accessibility Standards Post Construction Inspection	<u>600.00</u>
Total.....	\$ 5,000.00

The Contract would be \$ 27,559 .00 + \$ 5,000.00, for a total stipulated fixed sum of \$ 32,559.00.

Sincerely,


George A. Garcia, Architect

88'-0"



STACKS
86'-0" x 23'-0"

ELECTRICAL

MECH.

MEETING ROOM
15'-8" x 12'-8"

MECH./JAN
7'-10" x 13'-0"

WOMEN
6'-6" x 6'-4"

MEN
6'-5" x 6'-4"

ENTRY

CIRCULATION

WORK ROOM
17'-10" x 13'-0"

CLASSROOM
17'-10" x 12'-8"

AGA Inc.

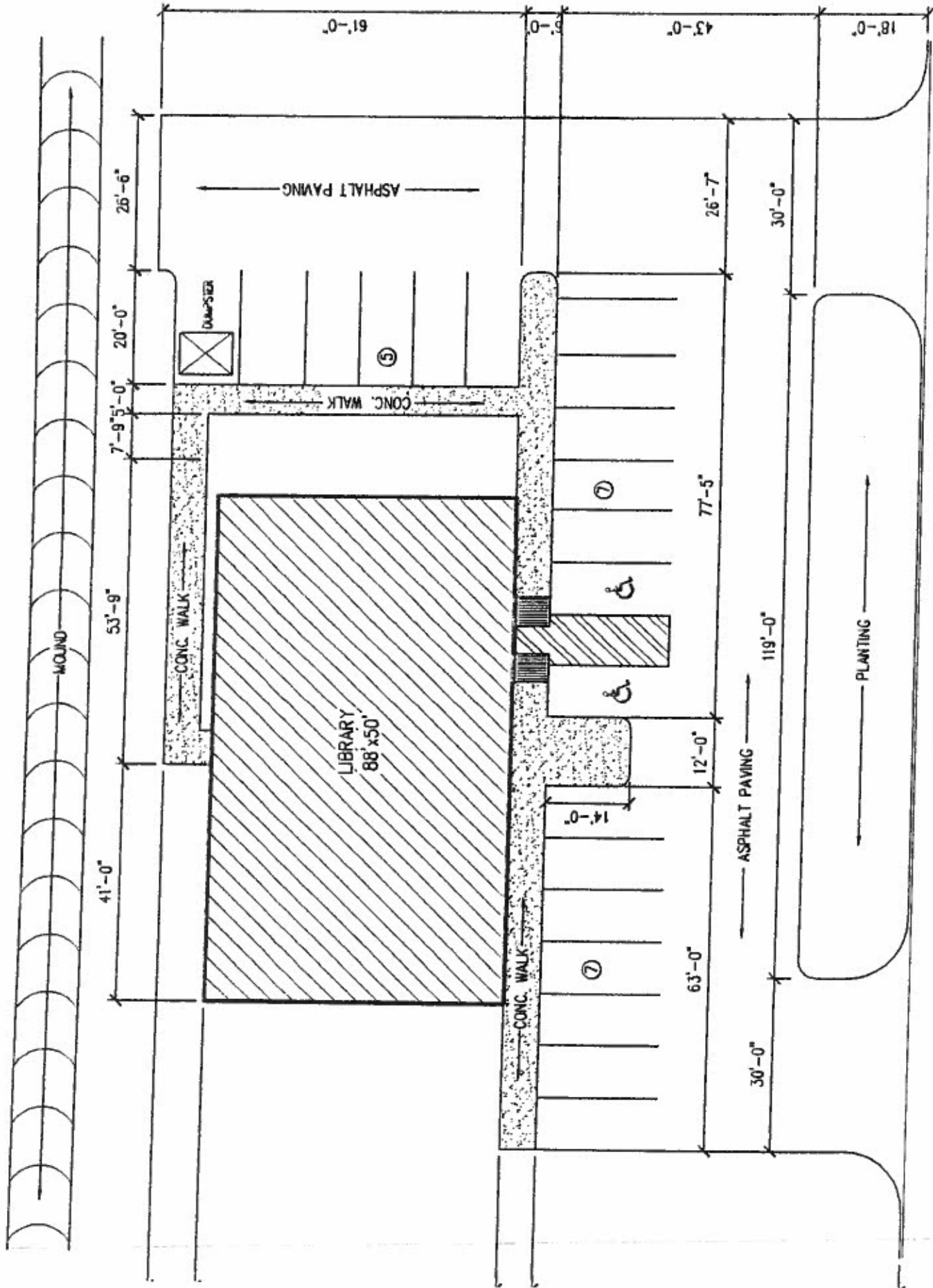
*NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.*
DATE: 1.12.11

LA JOYA LIBRARY

CITY OF LA JOYA, TEXAS



PRELIMINARY FLOOR PLAN
N.T.S.



AGA Inc.
 ARCHITECT
 COREY L. GARDNER
 DATE: 1-14-11
 NOT FOR REGULATION
 APPROVAL, PERMITTING,
 OR CONSTRUCTION.

LA JOYA LIBRARY
 PARKING: 19 SPACES
 CONCRETE WALK: 1,910 S.F.
 ASPHALT PAVING: 10,674 S.F.

5th STREET

PRELIMINARY SITE PLAN
 N.T.S.
 DESIGNS FOR PAVING BY OWNER'S ENGINEER.

