



L&G Consulting Engineers, Inc.

July 1, 2015

Mr. Armando Garza, Chief Administrator
Attn: Ms. Erika Zamora, Director of Administrative Operations
Hidalgo County Precinct No. 2
300 West Hall Acres
Pharr, Texas 78589

**RE: On-Call Services for “Road and Bridge, C.I.P. and Other Projects in General”
Work Authorization #2 – Hid. Co. Pct. 2 – Boys & Girls Club & Aquatics
Park/Natatorium Projects**

Dear Ms. Zamora,

Attached for your review and approval is Work Authorization #2 to the On-Call Services for “Road and Bridge, C.I.P. and Other Projects in General” Contract with Hidalgo County Precinct No. 2. This submittal is made to you in duplicate form for your further coordination with Commissioner Cantu.

We appreciate the opportunity to provide our professional services and look forward to working with you. Should you have any questions, please feel free to give me a call at (956) 585-1909.

Sincerely,

David A. Saenz, P.E., C.F.M.
Project Manager

cc: Mr. Jacinto Garza, P.E. – L&G Engineering

Attachments: Work Authorization #2

EXHIBIT D
-Work Authorization Form

HIDALGO COUNTY
Professional Engineering Services
Agreement #C-15-097-03-17

WORK AUTHORIZATION NO. 2

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of Section I.A. of the Agreement made by and between **HIDALGO COUNTY**, action herein by and through the **Commissioner's Court**, hereinafter called the "**Owner**," and, **L&G Consulting Engineers, Inc. d/b/a L&G Engineering**, professional engineers of Mercedes Texas, hereinafter called "**Engineer**".

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the "Engineer" to provide Feasibility Studies on the Boys & Girls Club and Aquatics Park/Natatorium located within Hidalgo County Precinct 2.

The scope of services to be provided by the **Owner** is identified in **EXHIBIT "A" – Scope of Services to be provided by the Owner** attached hereto.

The scope of services to be provided by the **Engineer** is identified in **EXHIBIT "B" – Scope of Services to be provided by the Engineer** attached hereto.

PART 2. ESTIMATED COST

The estimated cost for services under this Work Authorization is **\$35,011.16**. This amount is based upon the costs outlined in the Estimated **Cost Proposal** attached hereto as **EXHIBIT "D"**.

PART 3. PAYMENT

Compensation and payment to the Engineer for the services established under this Work Authorization shall be made in accordance with Article/Part/Section 4 of the Agreement.

PART 4. FUNDING

This Work Authorization No. 2 shall be funded through funding source:

Account No. _ _ _ _ _

Requisition Number _____ **(MUST BE INCLUDED AFTER CC APPROVAL)**

PART 5. PERIOD OF SERVICE

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate **upon completion of scopes of the work authorization.**

PART 6. RESPONSIBILITIES AND OBLIGATIONS

This Authorization does not waive the parties' responsibilities and obligations provided under the **Agreement**.

PART 7. ACKNOWLEDGEMENT AND CONFIRMATION

Acknowledgement and Confirmation by Hidalgo County Precinct No.2, Commissioner, Eduardo Cantu, as to content and detail of this **Work Authorization No. 2**.

**HIDALGO COUNTY
COMMISSIONER PRECINCT No. 2:**

BY: _____

PART 8. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners' Court on _____ (cc approval date) _____ as indicated below and effective as of _____ day of _____, 201__.

**THE ENGINEER:
L&G ENGINEERING**

**THE OWNER:
HIDALGO COUNTY**

By: Jacinto Garza, P.E.

By: Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo Jr., County Clerk

EXHIBIT A

-Scope of Services to be provided by the County

The following provides an outline of the services to be provided by the Owner in the development of Projects (as defined and more particularly identified in Exhibit "A" attached to this Agreement).

General:

The Owner will provide to the Engineer the following:

- 1) Provide the authorization to proceed with services through coordination with the project consulting and design Engineer.
- 2) Payment for work performed by the Engineer and accepted by the Owner in accordance with Article 3 of this Agreement.
- 3) Assistance to the Engineer, as necessary, to obtain the required data and information from other local, regional, State and Federal agencies the Engineer cannot easily obtain.
- 4) Provide any available relevant data the Owner may have on file concerning the projects.
- 5) Provide timely review and decisions in response to the Engineer's request for information and/or required submittals and deliverables, in order for the Engineer to maintain the agreed upon work schedule prepared in accordance with Exhibit "A" attached to this Agreement.
- 6) Attend and participate in progress meetings as required and as coordinated and conducted by Engineer.
- 7) Provide the authorization to proceed with services on project by project basis through consulting design and construction Engineer.

EXHIBIT "B-1"
Services to be Provided by the Engineer

PROJECT INFO:

- **Project Name:** Boys & Girls Club and Aquatics Park/Natatorium
- **Project Limits:** Hidalgo County Precinct 2

GENERAL SCOPE OF WORK:

The work to be performed by the **Engineer** under this Work Authorization shall consist of providing Engineering Services required for Feasibility Studies on the Boys & Girls Club and Aquatics Park/Natatorium in Hidalgo County Precinct 2 hereinafter denoted as the **Projects**.

The **Engineer** will furnish all equipment, materials, supplies, and incidentals as needed to perform the services required by this Work Authorization, except as otherwise specified in Exhibit A, "Services to be Provided by the **County**".

Specific activities to be performed by the **Engineer**, as generally outlined in the Contract, include the following:

SECTION 2 – FEASIBILITY STUDIES
(Function Code 102)

Services

Provided By:

ENGINEER COUNTY

YES NO Meetings, Coordination & Support for Project Development

The **Engineer** shall provide coordination services and shall assist in meetings and workshops with all affected parties. The **Engineer** shall serve as representative for the **County** in coordination items. The **Engineer** shall coordinate with the **County's** staff on all **Project** related items.

Exhibit B-2



THE WARREN GROUP ARCHITECTS, INC.
1801 South 2nd Street, Ste. 330 McAllen, TX 78503

June 24, 2015

Mr. Jacinto Garza, P.E.
Attn: Reza Badiozzamani, P.E.
L&G Engineering
2100 West Expressway 83
Mercedes, Texas 78570
Phone: 956.565.9813

Re: HIDALGO COUNTY, PRECINCT 2 - BOYS AND GIRLS CLUB
FEASIBILITY STUDY PROFESSIONAL SERVICES PROPOSAL

Dear Mr. Garza:

Our team greatly appreciates the continued opportunity in working with you. As requested, following is our proposal of services for the proposed Boys and Girls Club project to be located in Pharr, Texas. This proposal is based on the following understandings and assumptions and if you wish to make any revisions to the assumptions we have made, I would be happy to adjust our proposal accordingly.

UNDERSTANDINGS AND ASSUMPTIONS:

- Based on the floor plan provided; the project is approximately 14,450 S.F.
- The Site and size for this project is to be determined.
- The Facility will be designed to follow the program indicated on the provided floor plan.
- Our team will review, and draw the facility to be compliant to all applicable current Building, Life Safety, ADA-TAS codes and City Ordinances.
- Hidalgo County, Precinct 2, will provide our team a copy of the plat to include meets and bounds and utility survey.
- The Feasibility study will include:
 - Conceptual Site Plan with suggested landscaping for pricing purposes.
 - Floor Plan
 - Exterior Elevations
 - Project Summary
 - Outline Specifications
 - Opinion of Probable Costs.
- This proposal includes Architectural design services.
- This proposal excludes Civil, Structural, Mechanical, Electrical, Plumbing design services.
- This proposal includes way finding design (signage) plans.
- Our team will provide as part of this base fee proposal up to two (2) Plan revisions.
- This proposal excludes Geo-technical Engineering-Soil testing services.

We propose to provide the following scope of services for this project for the stipulated sum fees for each phase respectively.

FEASIBILITY STUDY:

Stipulated sum fee of \$ 12,500
Rendered Site Plan
Floor Plans of amenities
Area Tabulations
Preliminary Code Review
Elevation Concepts
Tri-dimensional Color rendering

Based on Architect provided property survey and project information, a preliminary floor/site plan of the project will be provided to Owner. Our team will meet with the Hidalgo County, Precinct 2 Representatives to review the preliminary plan and based on Owner comments prepare revisions to the floor plan of the proposed Boys and Girls Club Facility. Our team will also provide a color rendering of the exterior elevation for Hidalgo County, Precinct 2 use, after floor plan and elevations have been approved, we will then prepare an Opinion of Probable Cost and submit for Owner's review and approval. If adjustments need to be made to fit the budget, we will revise the plans as part of the basic service.

DESIGN DEVELOPMENT:

Under Separate Proposal

Based on the approved schematic design and review meetings to be held with the Owner, The Warren Group will prepare a design development CADD package to be used for preliminary pricing of the project. This package will include detailed building elevations; typical building sections, dimensioned building floor plan, site plan, preliminary Structural and MEP drawings and an outline specification for the approved concept to follow any revisions or value engineering as per our meetings and discussions with the Hidalgo County, Precinct 2. We will submit this package for the Hidalgo County, Precinct 2 review and provide an opinion of probable cost of the project. If design adjustments need to be made to meet the budget objectives, the Consultant will provide revisions to this package upon request by the Hidalgo County, Precinct 2. The consultant will also provide the Architectural Site Plan and progress Civil engineering plans to the Hidalgo County, precinct 2 Authorized representatives. We will coordinate a plan review meeting with all applicable Building Departments.

CONSTRUCTION DOCUMENTS:

Under Separate Proposal

Based on approved design development drawings, The Warren Group will prepare construction documents for the project as required for the permitting and construction of the project. The plans shall be submitted based on 30%, 60%, 90%, and 100% completion. Upon the submittal of the 90% completion our team will submit an opinion of probable cost of the project. In addition at 90% the plans and specifications shall be submitted to the state contract architect/engineer to ensure compliance to the State requirements. The construction documents will include the following:

Architectural, Civil, Structural, and MEP engineering plans and specifications for the purpose of final pricing, permitting and construction of the project.

Structural engineering documents will include slab-on-grade foundation, framing plans, structural plans and associated foundation and framing details based on geotechnical soils report, The Warren Group will assist the Owner in obtaining proposals for Owner direct vendors or consultants if requested on an additional hourly fee basis. Please note: No additional services will be provided without the prior written consent from the Hidalgo County, Precinct 2.

BIDDING:

Under Separate Proposal

Our team will provide digital plans and specifications of project ready for advertisement. We will attend a Pre-Bid conference and issue addendums addressing any questions that contractors may have. Also, Our team will attend the bid opening, research lowest bidder's qualifications and references and provide a letter of recommendation of the qualified bidder.

CONSTRUCTION PHASE:

Under Separate Proposal

The Warren Group will provide the following minimum construction phase services within the base contract agreement. Refer to Additional Services for optional construction phase services to be provided on an as requested hourly fee basis:

- Attend a Pre-Construction meeting
- Provide periodic site visits during construction
- Review contractor's monthly construction estimates and provide recommendation of payment
- Review Requests for Information (RFI)
- Review field alterations, prepare change orders
- Review and evaluate shop drawings
- Review and evaluate materials and performance tests
- Conduct a substantial complete inspection
- Prepare a "punch list" to determine final completion of contract
- Conduct a final inspection and report on the completion of the project
- Provide "As-Built" drawings of the final project

ADDITIONAL SERVICES:

Hourly Fee Schedule or Separate Proposal

The following additional services are excluded from the basic services fee proposal and may be provided as an additional hourly fee on an as required basis or by separate proposal once a scope of work is defined. Please note: NO ADDITIONAL SERVICES ARE PROVIDED UNLESS APPROVED IN WRITING BY HIDALGO COUNTY, PRECINCT 2 AUTHORIZED REPRESENTATIVES:

- Significant design revisions following previous phase approvals or substantial completion of construction documents, which are not due to design errors or omissions.
- Revisions related to state accessibility review and inspection reports.
- Furniture Plans.
- Value Engineering and review of alternate materials submitted by the Contractor.
- Additional construction phase project meetings, field reports and contractor correspondence.

HOURLY FEE SCHEDULE:

Architectural services listed as hourly or requested in addition to the basic services listed above will be completed per our standard hourly fee schedule below or by separate proposal:

Principal	\$200.00
Engineer and Associate	\$150.00
Intern Architect	\$90.00
Technical Assistant	\$65.00
Clerical	\$30.00

REIMBURSABLE EXPENSES:

All reimbursable expenses associated with these services shall be invoiced as they are incurred at 1.10 times the actual cost. These expenses are in addition to the Architectural fees associated with the services performed. Such expenses may be travel expense, mileage (.505/mile), computer plotting, printing, photographs, reproduction work, photocopies, postage, delivery, long distance telephone calls, facsimile transmissions, parking, Engineering Consultants fees, etc.

In House Plot/Print Rates:

Computer Plots

Large scale prints - 30"x42" Black & white laser copies	\$ 7.00/each
30"x42" Original color prints	\$ 45.00/each
24" x 36" Black & white laser copies	\$ 3.50/each
24" x 36" Original color prints	\$ 30.00/each
11"x17" Original color prints	\$ 15.00/each
11"x17" Black & white prints	\$ 3.00/each



THE WARREN GROUP ARCHITECTS, INC.
1801 South 2nd Street, Ste. 330 McAllen, TX 78503

June 24, 2015

Mr. Jacinto Garza, P.E.
Attn: Reza Badiozamani, P.E.
L&G Engineering
2100 West Expressway 83
Mercedes, Texas 78570
Phone: 956.565.9813

Re: HIDALGO COUNTY, PRECINCT 2 – AQUATICS PARK / NATATORIUM
FEASIBILITY STUDY PROFESSIONAL SERVICES PROPOSAL

Dear Mr. Garza:

Our team greatly appreciates the continued opportunity in working with you. As requested, following is our proposal of services for the proposed Natatorium project to be located in Pharr, Texas. This proposal is based on the following understandings and assumptions and if you wish to make any revisions to the assumptions we have made, I would be happy to adjust our proposal accordingly.

UNDERSTANDINGS AND ASSUMPTIONS:

- Based on the Natatorium profile discussed and identified at Banworth Park in Mission Texas. The Proposed facility size is approximately 12,000 S.F.
- The Site and size for this project has been determined and will be provided to our team.
- The Facility will be designed to follow the approximately \$3'000,000 Banworth Park Facility Natatorium in Mission Texas.
- Our team will coordinate with L&G Engineering for the Geo-technical testing findings.
- L& G Engineering will provide our team with an Opinion of Probable costs for soil improvement and compaction for the proposed pool and lap pool.
- Our team will review, and draw the facility to be compliant to all applicable current Building, Life Safety, ADA-TAS codes and City Ordinances.
- Hidalgo County, Precinct 2, will provide our team a copy of the plat to include meets and bounds and utility survey.
- The Feasibility study will include:
 - Conceptual Site Plan with suggested landscaping for pricing purposes.
 - Floor Plan
 - Exterior Elevations
 - Project Summary
 - Outline Specifications
 - Opinion of Probable Costs.
- This proposal includes Architectural design services.
- This proposal excludes Civil, Structural, Mechanical, Electrical, Plumbing design services.
- This proposal includes way finding design (signage) plans.
- Our team will provide as part of this base fee proposal up to two (2) Plan revisions.

- This proposal excludes Geo-technical Engineering-Soil testing services. These are to be provided by L&G Engineering under Hidalgo County, Precinct 2 separate contract.

We propose to provide the following scope of services for this project for the stipulated sum fees for each phase respectively.

FEASIBILITY STUDY:	Stipulated sum fee of \$ 12,500
	<ul style="list-style-type: none"> Rendered Site Plan Floor Plans of amenities Area Tabulations Preliminary Code Review Elevation Concepts Tri-dimensional Color Rendering Opinion of Probable Costs

Based on Architect provided property survey and project information, a preliminary floor/site plan of the project will be provided to Owner. Our team will meet with the Hidalgo County, Precinct 2 Representatives to review the preliminary plan and based on Owner comments prepare revisions to the floor plan of the proposed Aquatics Park-Natatorium. Our team will also provide a color rendering of the exterior elevation for Hidalgo County, Precinct 2 use, after floor plan and elevations have been approved, we will then prepare an Opinion of Probable Cost and submit for Owner's review and approval. If adjustments need to be made to fit the budget, we will revise the plans as part of the basic service.

DESIGN DEVELOPMENT:	Under Separate Proposal
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Based on the approved schematic design and review meetings to be held with the Owner, The Warren Group will prepare a design development CADD package to be used for preliminary pricing of the project. This package will include detailed building elevations; typical building sections, dimensioned building floor plan, site plan, preliminary Structural and MEP drawings and an outline specification for the approved concept to follow any revisions or value engineering as per our meetings and discussions with the Hidalgo County, Precinct 2. We will submit this package for the Hidalgo County, Precinct 2 review and provide an opinion of probable cost of the project. If design adjustments need to be made to meet the budget objectives, the Consultant will provide revisions to this package upon request by the Hidalgo County, Precinct 2. The consultant will also provide the Architectural Site Plan and progress Civil engineering plans to the Hidalgo County, Precinct 2, Authorized Representatives. We will coordinate a plan review meeting with all applicable Building Departments.

CONSTRUCTION DOCUMENTS:	Under Separate Proposal
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Based on approved design development drawings, The Warren Group will prepare construction documents for the project as required for the permitting and construction of the project. The plans shall be submitted based on 30%, 60%, 90%, and 100% completion. Upon the submittal of the 90% completion our team will submit an opinion of probable cost of the project. In addition at 90% the plans and specifications shall be submitted to the state contract architect/engineer to ensure compliance to the Federal and State requirements.

The construction documents will include the following:

Architectural, Civil, Structural, and MEP engineering plans and specifications for the purpose of final pricing, permitting and construction of the project.

Structural engineering documents will include slab-on-grade foundation, framing plans, structural plans and associated foundation and framing details based on geotechnical soils report, The Warren Group will assist the Owner in obtaining proposals for Owner direct vendors or consultants if requested on an additional hourly fee basis. Please note: No additional services will be provided without the prior written consent from Hidalgo County, Precinct 2.

BIDDING:

Under Separate Proposal

Our team will provide digital plans and specifications of project ready for advertisement. We will attend a Pre-Bid conference and issue addendums addressing any questions that contractors may have. Also, Our team will attend the bid opening, research lowest bidder's qualifications and references and provide a letter of recommendation of the qualified bidder.

CONSTRUCTION PHASE:

Under Separate Proposal

The Warren Group will provide the following minimum construction phase services within the base contract agreement. Refer to Additional Services for optional construction phase services to be provided on an as requested hourly fee basis:

- Attend a Pre-Construction meeting
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- Review field alterations, prepare change orders
- Review and evaluate shop drawings
- Review and evaluate materials and performance tests
- Conduct a substantial complete inspection
- Prepare a "punch list" to determine final completion of contract
- Conduct a final inspection and report on the completion of the project
- Provide "As-Built" drawings of the final project

ADDITIONAL SERVICES:

Hourly Fee Schedule or Separate Proposal

The following additional services are excluded from the basic services fee proposal and may be provided as an additional hourly fee on an as required basis or by separate proposal once a scope of work is defined. Please note: NO ADDITIONAL SERVICES ARE PROVIDED UNLESS APPROVED IN WRITING BY HIDALGO COUNTY, PRECINCT 2 AUTHORIZED REPRESENTATIVES:

- Significant design revisions following previous phase approvals or substantial completion of construction documents, which are not due to design errors or omissions.
- Revisions related to state accessibility review and inspection reports.
- Furniture Plans.
- Value Engineering and review of alternate materials submitted by the Contractor.
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HOURLY FEE SCHEDULE:

Architectural services listed as hourly or requested in addition to the basic services listed above will be completed per our standard hourly fee schedule below or by separate proposal:

Principal	\$200.00
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Clerical	\$30.00

REIMBURSABLE EXPENSES:

All reimbursable expenses associated with these services shall be invoiced as they are incurred at 1.10 times the actual cost. These expenses are in addition to the Architectural fees associated with the services performed. Such expenses may be travel expense, mileage (.505/mile), computer plotting, printing, photographs, reproduction work, photocopies, postage, delivery, long distance telephone calls, facsimile transmissions, parking, Engineering Consultants fees, etc.

EXHIBIT "C"
PROJECT SCHEDULE
On-Call Services for "Road and Bridge, C.I.P. and Other Projects in General"

Function Code 102 ~ Feasibility Studies on Boys and Girls Club and Aquatics Park/Natorium

2015												
TASK AND DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
HC Pct 2 - Boys & Girls Club & Aquatics Park/Natorium Projects												
Feasibility Studies for Boys & Girls Club												
Feasibility Studies for Aquatics Park/Natorium												

**EXHIBIT D
FEE PROPOSAL**

**Function Code 102 ~ Feasibility Studies on
Boys Girls Club and Aquatics Park/Natorium**

		MANHOURS						L&G TOTAL HOURS	Sub-Contract Amounts
		Senior Project Manager	Senior Engineer	Project Engineer	Senior Engineering Technician	CADD Operator	Admin / Clerical		
FC 102 - Feasibility Studies									
Boys and Girls Club									
1	Coordination & Support to Architect's Plans, Tabulations, Code Reviews, Elevations and Renderings	4	8				4	16	
2	SUB: The Warren Group Architects, Inc. - Rendered Site Plan, Floor Plans, Area Tabulations, Prelim Code Review, Elevations, Color Rendering								\$12,500.00
Aquatics Park / Natatorium									
1	Coordination & Support to Architect's Plans, Tabulations, Code Reviews, Elevations and Renderings	4	8				4	16	
2	SUB: The Warren Group Architects, Inc. - Rendered Site Plan, Floor Plans, Area Tabulations, Prelim Code Review, Elevations, Color Rendering								\$12,500.00
1	Meetings & Coordination w/ Pct. #2 Staff on Project Development Activities	12	6	6			6	30	
Subtotal Hours		20	22	6	0	0	14	62	
Hourly Base Rate		\$ 70.00	\$ 58.00	\$ 43.00	\$ 30.00	\$ 22.00	\$ 20.00		
FY 15 Contract Hourly Rate w/ OH Mult. (178.12%) & Fixed Fee (12.00%)		\$ 218.04	\$ 180.66	\$ 133.94	\$ 93.45	\$ 68.53	\$ 62.30		
Total Labor Costs		\$ 4,360.80	\$ 3,974.52	\$ 803.64	\$ -	\$ -	\$ 872.20	\$ 10,011.16	\$25,000.00

Sub-Consultants
The Warren Group Architects, Inc.

Cost Proposal
\$25,000.00 (See Page 2 through 5 of 5 for details)

Sub-Total (Proj. 1 - Boys & Girls Club)	\$ 17,505.58
Sub-Total (Proj. 2 - Aquatics Park)	\$ 17,505.58
Grand Total	\$ 35,011.16

Exhibit D



THE WARREN GROUP ARCHITECTS, INC.
1801 South 2nd Street, Ste. 330 McAllen, TX 78503

June 24, 2015

Mr. Jacinto Garza, P.E.
Attn: Reza Badiozzamani, P.E.
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2100 West Expressway 83
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Re: HIDALGO COUNTY, PRECINCT 2 - BOYS AND GIRLS CLUB
FEASIBILITY STUDY PROFESSIONAL SERVICES PROPOSAL

Dear Mr. Garza:

Our team greatly appreciates the continued opportunity in working with you. As requested, following is our proposal of services for the proposed Boys and Girls Club project to be located in Pharr, Texas. This proposal is based on the following understandings and assumptions and if you wish to make any revisions to the assumptions we have made, I would be happy to adjust our proposal accordingly.

UNDERSTANDINGS AND ASSUMPTIONS:

- Based on the floor plan provided; the project is approximately 14,450 S.F.
- The Site and size for this project is to be determined.
- The Facility will be designed to follow the program indicated on the provided floor plan.
- Our team will review, and draw the facility to be compliant to all applicable current Building, Life Safety, ADA-TAS codes and City Ordinances.
- Hidalgo County, Precinct 2, will provide our team a copy of the plat to include meets and bounds and utility survey.
- The Feasibility study will include:
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Exhibit D

FEASIBILITY STUDY:

Stipulated sum fee of \$ 12,500
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Area Tabulations
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Tri-dimensional Color rendering

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DESIGN DEVELOPMENT:

Under Separate Proposal

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THE WARREN GROUP ARCHITECTS, INC.
1801 South 2nd Street, Ste. 330 McAllen, TX 78503

June 24, 2015

Mr. Jacinto Garza, P.E.
Attn: Reza Badiozamani, P.E.
L&G Engineering
2100 West Expressway 83
Mercedes, Texas 78570
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Re: HIDALGO COUNTY, PRECINCT 2 – AQUATICS PARK / NATATORIUM
FEASIBILITY STUDY PROFESSIONAL SERVICES PROPOSAL

Dear Mr. Garza:

Our team greatly appreciates the continued opportunity in working with you. As requested, following is our proposal of services for the proposed Natatorium project to be located in Pharr, Texas. This proposal is based on the following understandings and assumptions and if you wish to make any revisions to the assumptions we have made, I would be happy to adjust our proposal accordingly.

UNDERSTANDINGS AND ASSUMPTIONS:

- Based on the Natatorium profile discussed and identified at Banworth Park in Mission Texas. The Proposed facility size is approximately 12,000 S.F.
- The Site and size for this project has been determined and will be provided to our team.
- The Facility will be designed to follow the approximately \$3'000,000 Banworth Park Facility Natatorium in Mission Texas.
- Our team will coordinate with L&G Engineering for the Geo-technical testing findings.
- L& G Engineering will provide our team with an Opinion of Probable costs for soil improvement and compaction for the proposed pool and lap pool.
- Our team will review, and draw the facility to be compliant to all applicable current Building, Life Safety, ADA-TAS codes and City Ordinances.
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- Our team will provide as part of this base fee proposal up to two (2) Plan revisions.

Exhibit D

- This proposal excludes Geo-technical Engineering-Soil testing services. These are to be provided by L&G Engineering under Hidalgo County, Precinct 2 separate contract.

We propose to provide the following scope of services for this project for the stipulated sum fees for each phase respectively.

FEASIBILITY STUDY:

Stipulated sum fee of \$ 12,500

Rendered Site Plan
Floor Plans of amenities
Area Tabulations
Preliminary Code Review
Elevation Concepts
Tri-dimensional Color Rendering
Opinion of Probable Costs

Based on Architect provided property survey and project information, a preliminary floor/site plan of the project will be provided to Owner. Our team will meet with the Hidalgo County, Precinct 2 Representatives to review the preliminary plan and based on Owner comments prepare revisions to the floor plan of the proposed Aquatics Park-Natatorium. Our team will also provide a color rendering of the exterior elevation for Hidalgo County, Precinct 2 use, after floor plan and elevations have been approved, we will then prepare an Opinion of Probable Cost and submit for Owner's review and approval. If adjustments need to be made to fit the budget, we will revise the plans as part of the basic service.

DESIGN DEVELOPMENT:

Under Separate Proposal

Based on the approved schematic design and review meetings to be held with the Owner, The Warren Group will prepare a design development CADD package to be used for preliminary pricing of the project. This package will include detailed building elevations; typical building sections, dimensioned building floor plan, site plan, preliminary Structural and MEP drawings and an outline specification for the approved concept to follow any revisions or value engineering as per our meetings and discussions with the Hidalgo County, Precinct 2. We will submit this package for the Hidalgo County, Precinct 2 review and provide an opinion of probable cost of the project. If design adjustments need to be made to meet the budget objectives, the Consultant will provide revisions to this package upon request by the Hidalgo County, Precinct 2. The consultant will also provide the Architectural Site Plan and progress Civil engineering plans to the Hidalgo County, Precinct 2, Authorized Representatives. We will coordinate a plan review meeting with all applicable Building Departments.

CONSTRUCTION DOCUMENTS:

Under Separate Proposal

Based on approved design development drawings, The Warren Group will prepare construction documents for the project as required for the permitting and construction of the project. The plans shall be submitted based on 30%, 60%, 90%, and 100% completion. Upon the submittal of the 90% completion our team will submit an opinion of probable cost of the project. In addition at 90% the plans and specifications shall be submitted to the state contract architect/engineer to ensure compliance to the Federal and State requirements.

The construction documents will include the following:

Architectural, Civil, Structural, and MEP engineering plans and specifications for the purpose of final pricing, permitting and construction of the project.

Structural engineering documents will include slab-on-grade foundation, framing plans, structural plans and associated foundation and framing details based on geotechnical soils report, The Warren Group will assist the Owner in obtaining proposals for Owner direct vendors or consultants if requested on an additional hourly fee basis. Please note: No additional services will be provided without the prior written consent from Hidalgo County, Precinct 2.