

April 8, 2021

Commissioner David Fuentes
Attn: Mr. Jorge L. Peña
Hidalgo County Precinct No. 1
1902 Joe Stephens Ave, Ste. 101
Weslaco, Texas 78596

RE: P1 Sunset Park Ops Facility – Supplemental for Alvarado Architects

Dear Commissioner:

During the June 25, 2020 meeting at Hidalgo County Precinct #1 conference room at which present were:

- Commissioner Precinct #1 - David Fuentes
- Chief of Staff - David Suarez
- Program Manager - Jorge L. Pena
- B2Z – Carlos Del Angel
- B2Z – David Rivera
- Alvarado Architects - Eli Alvarado

It was determined that Alvarado Architects would need to redesign new construction documents for the purpose of obtaining a realistic Guaranteed Maximum Price. The total cost for Alvarado Architects is not to exceed \$28,000.00.

Attached for your review is Alvarado Architects' Revised Amendment dated July 1, 2020.

Should you have any questions, please call me at (956) 585-3773.

Respectfully,



David Rivera
Senior Construction Inspector

July 01, 2020 *Revised Amendment*

Mr. David L. Fuentes, Commissioner
Hidalgo County Precinct 1
1902 Joe Stephens Avenue, Ste 101
Weslaco, Texas 78596

RE: Fee Proposal Letter for Hidalgo County Precinct 1 – Sunset Park Operations Facility

Dear Mr. Fuentes,

Alvarado Architects & Associates, Inc. is pleased to submit our fee proposal to Hidalgo County Precinct 1 for the new Sunset Park Operations Facility. The initial Scope of Work will include approximately 9,360 square feet of new offices, a dispatch area, safety area, breakroom, storage, a locker area for all employees, a mechanic shop, and a three garage-bay area. The preliminary budget for construction of the new facility has been established at \$1,400,000.00. We will meet with Hidalgo County Precinct 1 to establish a final Program, Budget, and define the limits of the Scope of Work. The following is a detailed description of how Alvarado Architects & Associates, Inc. will assist Hidalgo County Precinct 1 with the Design and Construction of the new Sunset Park Operations Facility. Under the Basic Services, Alvarado Architects & Associates, Inc. *will not* provide civil, structural, mechanical, electrical engineering, plumbing engineering, and technology as Hidalgo County has contracted with Halff & Associates for these types of services.

BASIC SERVICES FOR SCOPE OF WORK:

1. Schematic Design - this phase will include developing a design of the Sunset Park Operations Facility through rough sketches, space requirements and relationships, while taking into account the budget.
2. Design Development - after the Schematic Design, this phase will continue to refine the design of the Sunset Park Operations Facility. While working in conjunction with the needs of Hidalgo County Precinct 1, the end result will be a final design of the Sunset Park Operations Facility.
3. Construction Documents - this phase would develop a complete set of plans and specifications, suitable for permitting and construction of the Sunset Park Operations Facility.
4. Construction Administration – Alvarado Architects & Associates, Inc. will assist the contractor and Hidalgo County Precinct 1 during the construction phase by answering questions, providing clarifications, reviewing shop drawings, distributing any additional drawings that may be required due to any design changes, conducting site observations, establishing Substantial Completion, and Final Completion of the project.
5. Warranty - this phase will include assisting Hidalgo County Precinct 1 with any warranty requests from one year after the acceptance of Substantial Completion.

COMPENSATION

Alvarado Architects & Associates, Inc. will provide full Architectural basic services described above for a fee of 5% of the Total Construction Cost of the Project. Compensation for each phase shall be as follows:

Schematic Design Phase	15%
Design Development Phase	20%
Construction Documents Phase	40%
Bidding / Negotiating Phase	5%
Construction Administration Phase	20%

Included in the fee above would be the following consultants:

- a) Full Basic Architectural Services
- b) Landscaping / Irrigation

Additional Services based upon hourly billing rates set forth below:

Employee or Category	Rate
a) President	\$250.00 / Hour
b) Vice President	\$200.00 / Hour
c) Project Manager	\$150.00 / Hour
d) Designer	\$150.00 / Hour
e) Draftsperson	\$100.00 / Hour
f) Administrative	\$75.00 / Hour

Not included as part of this proposal is: Surveying, Geo Technical / Material Testing services, Civil Engineering, Structural Engineering, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Technology, TDLR / RAS State Reviews and/or Inspection fees, Construction fees, Permit Fees, windstorm requirements, additional insurances, reproduction costs, plots, postage, handling, delivery, photos, binders, exhibit boards, renderings, models, transportation, out-of-town travel, taxes, and any other miscellaneous requests made by the Owner or governing entity.

No other costs or reimbursable expenses will be attached to the project without the written consent and approval by the Owner. Reimbursable expenses shall be compensated as the expenses incurred by the Architect and the Architect's Consultants plus ten percent of the expenses incurred.

Again, Alvarado Architects & Associates, Inc. appreciates the opportunity in allowing us to submit our fee proposal. We look forward to a successful project with Hidalgo County Precinct 1. Should you have any questions, please do not hesitate to contact us at 956-464-8258.

Sincerely,
Alvarado Architects & Associates, Inc.



Erasmo Eli Alvarado III
Vice President

Accepted by:



Mr. David L. Fuentes
Hidalgo County Commissioner Pct. 1

Date

