

# EXHIBIT A

Alvarado Architects & Associates, Inc.  
Architects / Construction Mgrs./ Planners

307 S. Main St. Donna, TX 78537  
Tel. 956 464 8258 Fax 956 464 8268

December 10, 2021

**Mr. David L. Fuentes, Commissioner**

Hidalgo County Precinct 1  
1902 Joe Stephens Avenue, Ste 101  
Weslaco, Texas 78596

**RE: Fee Proposal GMP Letter for Hidalgo County Precinct 1 – Sunset Park Ops. 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 included 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 had been established at \$1,400,000.00. With the GMP and the Change Orders the new contract amount is \$1,663,131.00. Under the Basic Services, Alvarado Architects & Associates, Inc. will only be providing Architectural Services for the project.

**BASIC SERVICES FOR SCOPE OF WORK:**

- I. 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

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:

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

\_\_\_\_\_  
Date