

STATE OF TEXAS §
COUNTY OF HIDALGO §

**AMENDMENT#1
TO AIA B133-2014
STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT,
C-17-308-04-17**

This AMENDMENT to the AIA Document B133-2014, between Alvarado Architects and Associates, Inc. ("the Architect") and **HIDALGO COUNTY, TEXAS** ("Owner"), effective 18th day of August, 2020, is made between the Architect and the Owner, (the "Amendment"), as follows:

WHEREAS, Architect and Owner executed the AIA Document B133-2014, between Architect and the Owner on April 17, 2018, in which the Architect agreed to provide professional services for Design and Construction of Sunset Park Operations Facility –Pct.1 located at FM 1015 Off of Mile 11 North & 1 ½ West Mercedes, Texas (the "Agreement");

WHEREAS, the Architect and Owner have agreed to modify the original scope of services to be provided by the Architect for Design and Construction of Sunset Park Operations Facility to include the approximate new square footage of (9,360Sq.) to the scope of work and the Architect's fees.

WHEREAS, the parties desire to amend the Agreement as hereinafter provided.

NOW THEREFORE, for and in consideration of the terms and provisions set forth herein, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Architect hereby agree to the following amendment to the Agreement.

1. The scope of services in the Agreement is modified, and shall be provided, as described in Exhibits A-1 to this Amendment.
2. Except as modified herein, all terms and conditions of the Agreement, as amended by this Amendment, remain in full force and effect and Architect and Owner ratify and confirm the terms and provisions of the Agreement, as amended by this Amendment herein.

EXECUTED and effective as of the day and year first written above.

HIDALGO COUNTY, OWNER


ALVARADO ARCHITECTS AND ASSOCIATES,
INC.

Richard F. Cortez
Richard F. Cortez, County Judge

Erasmus D. Alvarado Jr.
Erasmus D. Alvarado Jr., AIA Principal
and President

ATTEST:

Arturo Guajardo Jr.
Arturo Guajardo Jr., County Clerk



APPROVED BY
COMMISSIONERS' COURT
ON: 8/18/20 208

APPROVED AS TO FORM:
Hidalgo County Criminal District Attorney's Office

By: Robert Viña
Robert Viña, III, Assistant Criminal District Attorney
Civil Litigation Division

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

ALVARADO ARCHITECTS & ASSOCIATES, INC.

307 South Main Street

Donna, Texas 78537

P: (956) 464-8258 F: (956) 464-8268

Eli@Alvaradoarchitects.com

ARCHITECT'S APPLICATION FOR PAYMENT

July 1, 2020

Project No:

1718

Invoice No:

171806

Mr. David L. Fuentes, Commissioner Precinct 1

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

Project: Hidalgo County Precinct 1 - Sunset Park Operations Building

Application No. 06

Professional Services from June 01, 2020 to June 30, 2020

Fee

Estimated Construction Cost	1,400,000.00	Ammendment Budget
Fee Percentage	5.00	
Total Fee	70,000.00	New Ammended Fee

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Schematic Design	15.00	10,500.00	100.00	10,500.00	10,500.00	0.00
Design Development	20.00	14,000.00	100.00	14,000.00	14,000.00	0.00
Construction Documents	40.00	28,000.00	100.00	28,000.00	28,000.00	0.00
Bidding	5.00	3,500.00	100.00	3,500.00	35,000.00	0.00
Construction Administration	20.00	14,000.00	0.00	0.00	0.00	0.00
Totals				56,000.00	56,000.00	0.00
		Total Fee				0.00
				Total this Invoice		0.00

ADDITIONAL SERVICES:

Alvarado Architects & Associates, Inc. to Re-Design and provide new Construction Documents for the Hidalgo County Precinct 1 - Sunset Park Operations Building per meeting on June 25, 2020. Cost not to exceed:

Total Additional Services This Invoice: \$28,000.00

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Alvarado Architects & Associates, Inc.
Donna, TX United States

Certificate Number:
2020-657459

Date Filed:
08/14/2020

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Hidalgo County

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

C-17-308-04-17
Architectural Services for Precinct 1 Sunset Park Operations Facility and Amendment No. 1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Alvarado, Jr., Erasmo	Donna, TX United States	X	
	Alvarado, III, Erasmo Eli	Donna, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Erasmo Eli Alvarado III, and my date of birth is February 02, 1976.

My address is 307 South Main Street, Donna, Texas, 78537, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 14th day of August, 2020.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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Donna, TX United States

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Hidalgo County

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Architectural Services for Precinct 1 Sunset Park Operations Facility and Amendment No. 1

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			Controlling	Intermediary
	Alvarado, Jr., Erasmo	Donna, TX United States	X	
	Alvarado, III, Erasmo Eli	Donna, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)