

2812 S. Bus. Hwy 2811  
Edinburg, Texas 78539  
Phone: (956) 318-2626  
Fax: (956) 318-2629  
www.co.hidalgo.tx.us/purchasing

**TRANSMITTAL FORM**

Today's Date: 05/28/2021 Department: 121 - Commissioner Precinct 1  
Contract No.: C-17-308-04-17 Effective Date: 05/25/2021  
Description of Project: Amendment No.2 to [C-17-308-04-17]  
Awarded Vendor: Alvarado Architects and Associates, Inc.  
CC Approval on 05/25/2021 AI- 80903

**Routing of documents:**

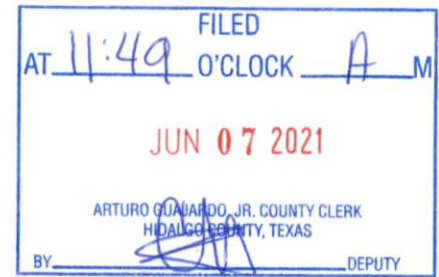
- 1. Executive Office – Attn: Monica Salinas
- 2. District Attorney's Office – Attn: Robert Viña
- 3. County Judge's Office – Attn: Richard F. Cortez
- 4. County Clerk's Office – Attn: Arturo Guajardo, Jr.
- 5. Purchasing Department – Attn: Hector Garcia ext. 4857

**ATTENTION COUNTY CLERK'S OFFICE:**

Please do not attach the following to the minutes of this agenda due to the confidential nature of the information contained herein:

- Contract/Agreement
- Exhibit A – RFB Procurement Packet
- Exhibit B – Fee Schedule/Bid Page ( Pgs. \_\_\_\_\_ to \_\_\_\_\_ )
- Exhibit C – Certificate of Liability Insurance
- Other: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §



**AMENDMENT#2  
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 25th day of May, 2021, 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**, on or about August 18, 2020, the Architect and Owner executed Amendment #1 to AIA B133-2014 to modify the original scope of services to be provided by the Architect for the owner under the Agreement with respect to Design and Construction of Sunset Park Operations Facility due to an increase in square footage to 9,360 Sq. and reflecting the estimated increase in construction cost to \$1,400,000.00 and estimated compensation to be paid to the Architect under the Agreement.

**WHEREAS**, section 3.5 of AIA B133-2014, provides for the Architect’s duties and obligations related to Construction Documents Phase Services. Articles 4 and 6 of AIA B133-2014 provide for revisions to Architect’s drawings as an additional service.

**WHEREAS**, as part of this change in circumstances, it was determined that Architect would need to redesign and provide new construction documents for the Sunset Park Operations Facility for the purposes of developing a Guaranteed Maximum Price; consequently, Architects provided that the cost for these additional services is not to exceed \$28,000.00. (See **Exhibit A**, *B2Z Engineering correspondence dated April 8, 2021, and Alvarado Architects & Associates, Inc. Revised Amendment and Architect’s Application for Payment dated July 1, 2020, all addressing the additional services and related fee*).

**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. In addition to the modifications to the scope of services and respective increase in estimated compensation previously agreed to in the First Amendment to AIA B133-2014, Parties agree that due to the change in circumstances described herein, the scope of services in the

Agreement is modified, and shall be provided, as described in **Exhibit A** to this Amendment to include the referenced additional services of redesigning and providing new construction documents for the Sunset Park Operations Facility.

2. Parties agree that in accordance with sections 4.3 and 4.3.1 of AIA B133-2014, Architect provided the required notice to Owner regarding the necessity for the additional services, and Owner provides this written authorization for Architect to proceed with the additional services.
3. Parties agree that section 11.3 of AIA B133-2014 is hereby revised to include the following:

**§11.3** For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Architect as follows:

*(Insert amount of, or basis for, compensation.)*

Architect shall perform the agreed upon additional services of redesigning and providing new construction documents for the Sunset Park Operations Facility for a fee not to exceed \$28,000.00 as indicated in **Exhibit A** to this Amendment.

4. 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 IN DUPLICATE ORIGINALS 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 AS TO FORM:

Hidalgo County Criminal District Attorney's Office  
Ricardo Rodriguez, Jr.

By: *Robert Viña, III*  
Robert Viña, III, Assistant Criminal District Attorney

APPROVED BY  
COMMISSIONERS COURT  
ON: *5/25/21*

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

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

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

July 01, 2020 *Revised Amendment*

**Mr. David L. Fuentes, Commissioner**  
Hidalgo County Precinct I  
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

