



STATE OF TEXAS §
COUNTY OF HIDALGO §

**AMENDMENT#3
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 **03rd** day of **May, 2022**, 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, on or about May 25, 2021, the Architect and Owner executed Amendment #2 to AIA B133-2014 to provide a redesign and new construction documents required for the purposes of developing a Guaranteed Maximum Price; consequently, a fixed fee of \$28,000 was provided by Architect to perform these additional services.

WHEREAS, it has become necessary for the Architect to submit their revised fee proposal to confirm that only Architectural Services will be provided under the Basic Services, and to reflect the approved total project increase to \$1,663,131.00 through Guaranteed Maximum Price Amendment No.1 of the construction contract; with estimated compensation to be paid to the Architect under the agreement.

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 based on the Guaranteed Maximum Price Amendment No.1 of the construction contract of this project, 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

revised proposal fee documents.

2. Parties agree that in accordance with sections 4.3 and 4.3.1 of AIA B133-2014, Architect provided the required notice to the Owner regarding the necessity for the revised fee proposal for services, and Owner provides this written authorization for the Architect to proceed with the 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 Architectural services for the Sunset Park Operations Facility 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.

[Signature Page to Follow]

EXECUTED as of the day and year first written above.

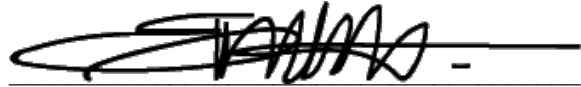
APPROVED BY COMMISSIONERS' COURT ON MAY 03, 2022. MS

Agenda Item No. 85600

Executive Office: ms

VENDOR:

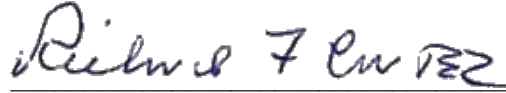
ALVARADO ARCHITECTS
AND ASSOCIATES, INC.



Erasmo D. Alvarado Jr., AIA Principal & President

COUNTY:

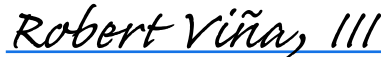
COUNTY OF HIDALGO



Hon. Richard F. Cortez, County Judge

APPROVED AS TO FORM

Office of the Criminal District Attorney,
Ricardo Rodriguez, Jr.



[Robert Viña, III \(May 18, 2022 08:25 CDT\)](#)

Robert Viña, III, Assistant District Attorney

ATTEST:



Arturo Guajardo, Jr., County Clerk



ATTACHMENTS:

Exhibit "A"

SUPPLEMENTAL SIGNATURES:

EXHIBIT A

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:

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

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












Amendment No.3 to C-17-308-04-17

Final Audit Report

2022-05-20

Created:	2022-05-17
By:	HECTOR GARCIA (HECTOR.GARCIA1@CO.HIDALGO.TX.US)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoGYNdhSHRf9nHTncPYZ3ZwXcnI0Buxi2

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-  Document emailed to Erasmo D. Alvarado, Jr. AIA (eli@alvaradoarchitects.com) for signature
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-  Email viewed by Erasmo D. Alvarado, Jr. AIA (eli@alvaradoarchitects.com)
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-  Document emailed to MONICA SALINAS (monica.salinas@co.hidalgo.tx.us) for approval
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 Agreement completed.

2022-05-20 - 4:59:20 PM GMT

