



October 28, 2024

Honorable Judge Tano E. Tijerina,
Webb County Judge
1000 Houston Street
Laredo, Texas 78040

RE: Contract Amendment No.002 for the Webb County Fair Grounds Project

Dear Judge Tijerina:

Attached is our Contract Amendment No. 002 (AIA Document G802-2017) for the Webb County Fair Grounds Project PHASE III. In accordance with the contract agreement, AIA B133-2019 Standard Form of Agreement between Owner and Architect described in Section 4.2, the fee shall be adjusted in conformity with the significant changes to the Owner's initial program, size, complexity, schedule, and project budget for the Cost of the Work.

Compensation for Additional Services is based on the original stipulated sum fee basis in accordance with the following changes to the project Program, Scope, and Budget.

I. The proposed Scope for PHASE III includes but is not limited to the following:

The scope includes a Multi-Purpose Barn (Event Center), Exposition Hall No.2 and associated landscaping, supplemental event parking, driveways, lighting, site and utility infrastructure.

II. Compensation Adjustment Summary

Below is a summary of the original A/E Fee, PHASE II fee amendments, and proposed additional PHASE III A/E professional design services fees.

Original Compensation A/E Fees - PHASE I **\$ 1,632,000.00**

Stipulated sum amount for Basic and Supplemental Services, based on 5% of the Owners initial budget of \$30M for the Main Event Arena only (not including Court approved Additional Services Consultants pass thru fees).

Contract Amendment No. 001 - PHASE II **\$ 1,750,000.00**

Stipulated sum amount for Basic and Supplemental Services, based on 5% of the Owners initial budget of \$35M for the Secondary Arena, Exposition Hall, Outdoor Pavilion, Mult-use Event Area Plaza, Dirt Barn, and associated site work (not including Court approved Additional Services Consultants pass thru fees).

Contract Amendment No. 002 - PHASE III **\$ 830,000.00**

Additional Stipulated sum amount for Basic and Supplemental Services for Phase III is \$830,000.00 based on five percent (5.0%) of the preliminary construction budget of \$16,600,000.00.

Additional Services Consultants (pass thru fees). **TBD**

Our design team looks forward to completing this important project for Webb County. Please feel free to contact us to discuss this matter further should you have any additional questions.

Regards,



Juan Homero Sanchez, AIA,
Principal in Charge
JHS Architect, Inc



Randall L. Hohlaus, AIA LEED AP
Project Architect
Alta Architect, Inc.

CC:
JHS Architect, Inc + Alta
Webb County (Lalo Uribe)

Encl: Amendment to Professional Services (AIA Document G802-2017)
(1 pgs.)

DRAFT

AIA® Document G802™ – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Webb County Fair Grounds Project
7268 E. Saunders
(US 59) U.S. Highway 59
Laredo, Texas 78043

AGREEMENT INFORMATION:

Date: December 14, 2022

AMENDMENT INFORMATION:

Amendment Number: 002

Date: October 28, 2024

OWNER: *(name and address)*

Webb County, Texas, a political
subdivision of the State of Texas
1000 Houston Street
Laredo, Texas 78040

ARCHITECT: *(name and address)*

Juan Homero Sanchez Architect, Inc.
D/B/A JHS Architects, Inc.
6909 Springfield Ste. 107
Laredo, Texas 78040

The Owner and Architect amend the Agreement as follows:

In accordance with the Architect /Owner Agreement, the Architect's Professional Services fee shall be adjusted in conformity with the significant changes to the Owner's initial program, size, complexity, schedule, and project budget for the estimated Cost of the Work.

Additional Services for Design, Bidding Documents, and Construction Administration for Phase III. The scope includes a Multi-Purpose Barn (Event Center), Exposition Hall No.2 and associated landscaping, supplemental event parking, driveways, lighting, site and utility infrastructure

(Refer to attachment JHS Architect, Inc. Letter, "Contract Amendment No. 002 for the Webb County Fairgrounds Project", dated October 28, 2024, 2 pgs.)

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Compensation for Architects Basic Services and Supplemental Services described under Article 3 and Article 4 for Phase III is \$830,000.00 based on five percent (5.0%) of the preliminary construction budget of \$16,600,000.00. Additional Services Consultants will be provided for Court approval at a later date.

Schedule Adjustment:

None

SIGNATURES:

JHS Architect, Inc + Alta Architects.

County of Webb County, State of
Texas

ARCHITECT *(Firm name)*

OWNER *(Firm name)*

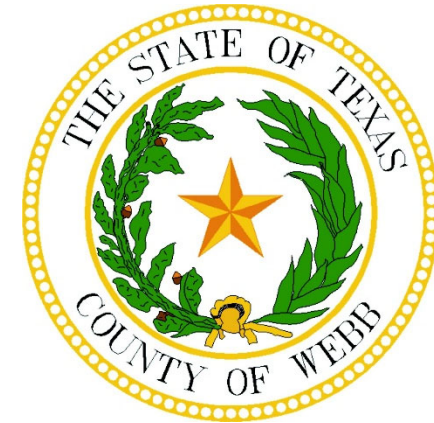
SIGNATURE
Randall L.Hohlaus, AIA
Principal
PRINTED NAME AND TITLE
September 30, 2022
DATE

SIGNATURE
PRINTED NAME AND TITLE
DATE





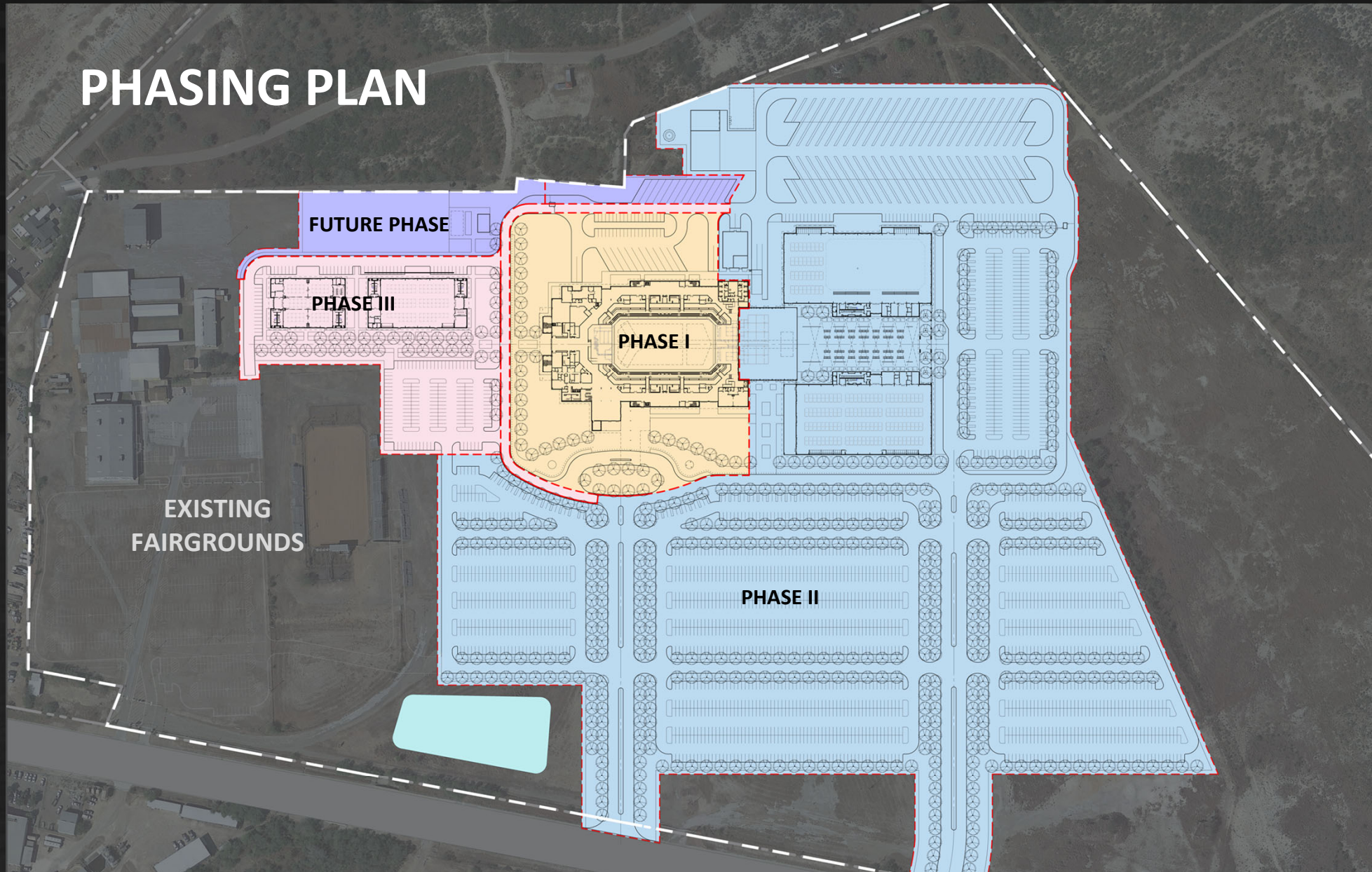
WEBB COUNTY FAIRGROUNDS ARENA



PHASE III
Existing and New Fairgrounds
Phasing Plan Update
October 28, 2024



PHASING PLAN



PHASING PLAN SUMMARY

PHASE I

MAIN EVENT ARENA (221,759 SF)

PHASE II

PAVILLION (25,927SF)
SECONDARY ARENA (67,686 SF)
EXPO HALL (59,787 SF)
MULTI-USE SPACE

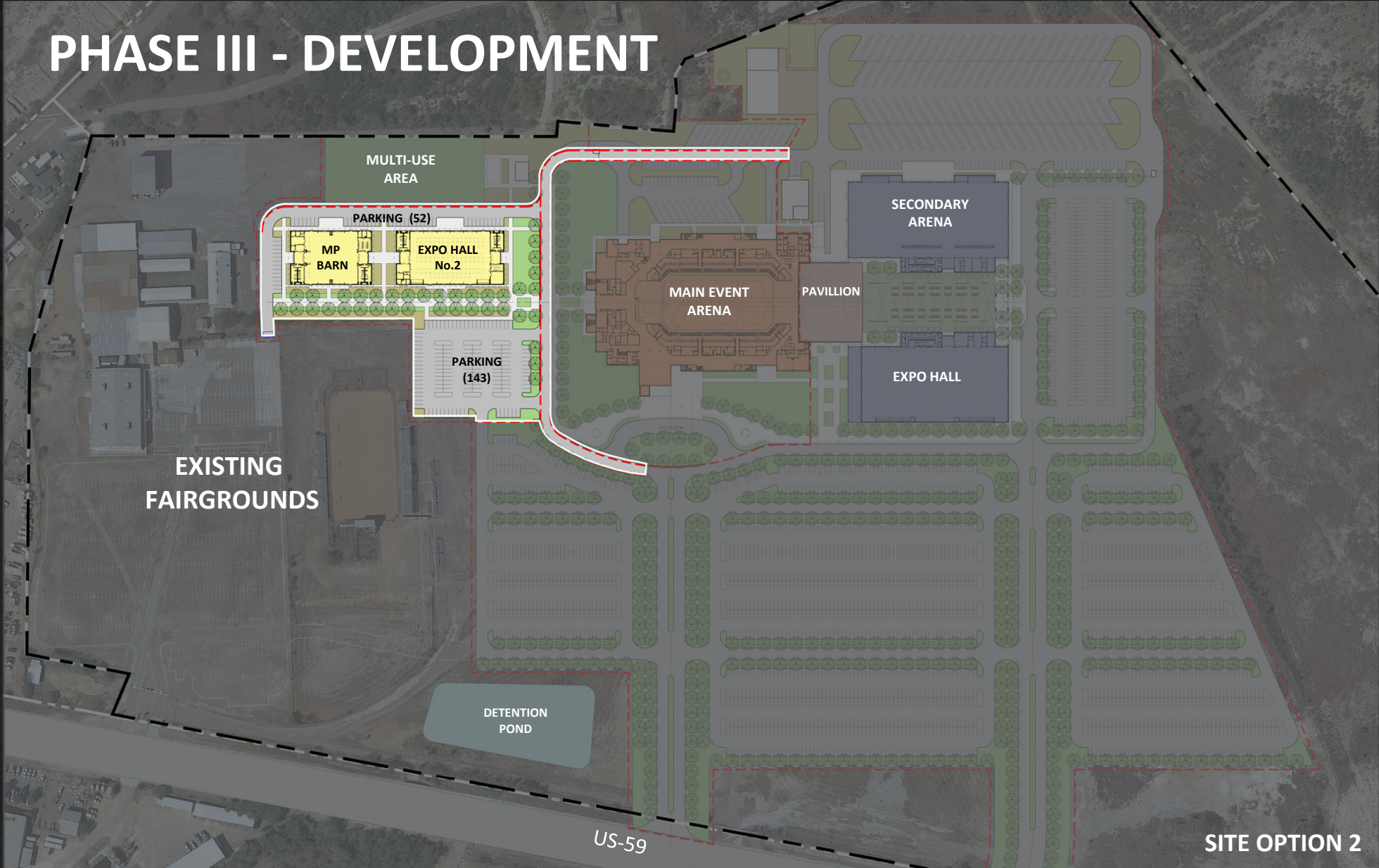
PHASE III

MULTI-PURPOSE BARN (21,890 GSF)
EXPO HALL No.2 (29,118 GSF)

PARKING

EVENT PARKING (2289 PAVED)
RV PARKING (100)
TRAILER / BUS (24 PAVED)

PHASE III - DEVELOPMENT



PHASE III SUMMARY

PROGRAM

MULTI-PURPOSE BARN (21,714 SF)
EXPO HALL II (29,118 SF)

PARKING

EVENT PARKING (195 PAVED)
~ 6 ACRES

PRELIMINARY ESTIMATE

BUILDING COST

MULTI-PURPOSE	\$5,428,500
EXPO HALL No.2	\$7,279,500

DEMO

PENDING

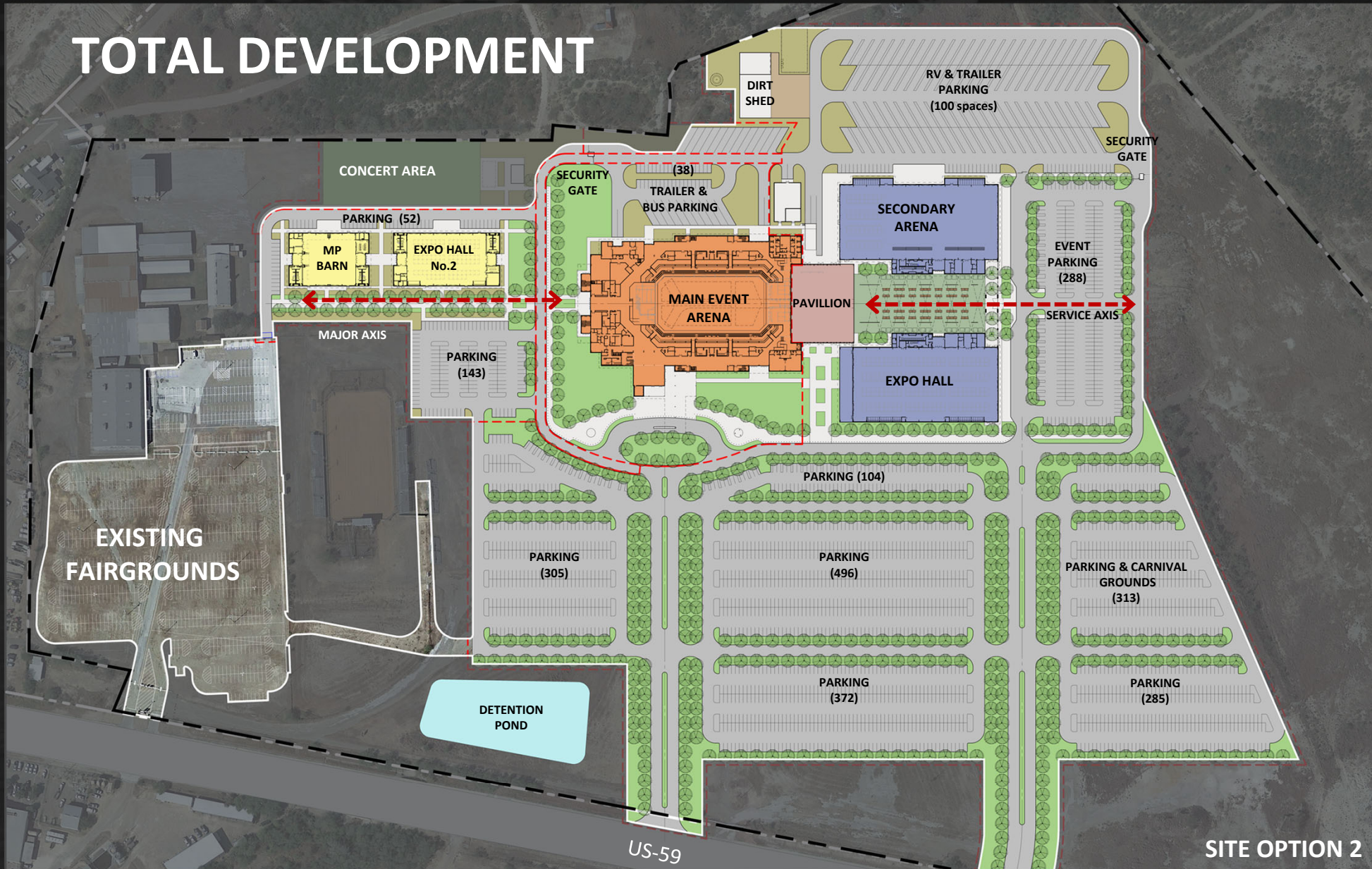
SITE WORK / GRADING / STORM
& PAVING
\$3,300,000

SITE UTILITIES
\$600,000

TOTAL PROJECT ESTIMATE
\$16,608,000.00



TOTAL DEVELOPMENT



TOTAL DEVELOPMENT SUMMARY

PHASE I

MAIN EVENT ARENA (221,759 SF)

PHASE II

PAVILLION (25,927SF)
SECONDARY ARENA (67,686 SF)
EXPO HALL (59,787 SF)
MULTI-USE COURTYARD

PHASE III

MULTI-PURPOSE BARN (21,714 GSF)
EXPO HALL No.2 (29,118 GSF)

PARKING

EVENT PARKING (2227 PAVED)
RV PARKING (100)
TRAILER / BUS (24 PAVED)

PARKING PHASE III

EVENT PARKING (195 PAVED)

WEBB COUNTY FAIRGROUNDS ARENA

AERIAL PLAN