

AMENDMENT NO. 1 TO CONTRACT FOR DESIGN SERVICES

This Amendment made and entered into this ____ day of _____, 2026, by and between Webb County, a municipal corporation ("County"), and its successors in interest, and PDG, LLC. d.b.a. Heckenkemper Golf Course Design ("Design Consultant").

WITNESSETH:

WHEREAS, the County and the Design Consultant entered into a contract on October 28, 2024, entitled:

CASA BLANCA GOLF COURSE RECONFIGURATION PROJECT

WHEREAS, Contract Amendment No. 1 adds the full suite of design and construction administration services required to implement the design of the full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities; and

WHEREAS, the original contract must be amended to incorporate the Design Consultant's work as described herein and associated fees; and

WHEREAS, the estimated construction cost for these additional items is \$24,000,000.00 in addition to the original estimated construction cost of \$5,000,000 for a total estimated project construction cost of \$29,000,000; and

WHEREAS, the total compensation to be paid to the Design Consultant for this Contract and Amendment shall be as follows:

For the original Contract:

Not to exceed \$670,030 for Design Consultant services

For Amendment No. 1:

An increase not to exceed \$1,720,000.00 for Design Consultant services.

Total Amended Contract:

Not to exceed \$2,390,030.00 for all services.

NOW, THEREFORE, the parties agree to amend the Contract as follows:

- I. Amend Paragraph 2. **Basic Services**. to read as follows:

Basic Services. The Design Consultant is hereby engaged and employed by the County to perform in accordance with good Design Consultant practices and in the best interest of the County

all of the work as set out in the Original Contract and herein as outlined in item III, amended Exhibit A – Scope of Work, incorporated as a part of this Contract:

II. Amend Article 11. **Compensation.** to read as follows:

Compensation. The aggregate total compensation for all Design Consultant services under this Contract shall not exceed a total fee of \$2,390,030.00 (an increase of \$1,720,000.00) for Basic Services as specifically set forth Exhibit B, attached hereto and incorporated herein.

III. Amend **EXHIBIT A – SCOPE OF WORK** by adding the following section:

PHASE II – Scope of Work:

**CASA BLANCA GOLF COURSE RECONFIGURATION PROJECT
ESTIMATED CONSTRUCTION COST - **\$29,000,000****

A. CASA BLANCA GC- COURSE RENOVATION

<u>Task</u>	<u>Description</u>	<u>Calendar days to complete from Notice to Proceed</u>	<u>Cost</u>
TASK 1	DETAILED SURVEY/BASE MAP DEVELOPMENT	45 calendar days	<u>\$48,900.</u> No Change
	(a) <u>Project Area:</u> The survey area for the project consists of approximately 140 acres including the 18-hole golf course, driving range, maintenance building, clubhouse and parking lot area. Our survey consultant will prepare a detailed topographic base map of the property with an aerial photograph of the site. <u>This will be billed as an at-cost pass-through expense directly to the County.</u> See attached proposal from Top Site Civil Group, LLC.		
	(b) Prepare a detailed topographical survey for the project areas including all golf course features (tee boxes, cart trails, sand bunkers, putting surfaces, fairways, etc.) and all other substantial features (buildings, curb, sidewalk, paving, fences, grade breaks, signs, power poles, utilities etc.)		
	(c) Benchmarks and permanent network control points will be throughout the limits of surveying support to be used for construction and future development. - o Calculate existing boundary and meander lines as provided from latest Texas County records and establish or confirm monumentation where required. - o Review by Professional Land Surveyor. - o Prepare deliverables including the following: a. Network Control Data Sheets (for subsequent use) b. Topographic Survey in CAD format c. Right of Way survey (all property lines, platted		

	parcels, un-platted parcels, section data) in CAD format d. All other materials used during the course of preparing the deliverables (field notes, parcel data, filed Certified Corner References, plats, etc.)																				
TASK 2	COMPLETION AND SUBMITTAL OF ALL PROGRAMMING MATERIAL, SITE ANALYSIS AND CONCEPTUAL DESIGN	90 calendar days	\$36,000. No Change																		
TASK 2A	PROJECT PROGRAMMING & EXISTING CONDITIONS ASSESSMENT																				
	(a) The Design Consultant will conduct a work session with the County and Golf Staff for programming. (b) The Design Consultant will meet with any other groups or organizations identified by the County as stakeholders to further develop programming opportunities for the facility as a whole. (c) HGCD will then begin a thorough analysis of the golf course to identify strengths and weaknesses. Each hole will be studied to determine appropriate design, construction, or maintenance solutions. Each hole will be evaluated pertaining to the following criteria: <table><tr><td>1) Strategy</td><td>5) Directional Support</td></tr><tr><td>2) Shot Value</td><td>6) Separation of Golf Holes</td></tr><tr><td>3) Playability</td><td>7) Aesthetics</td></tr><tr><td>4) Framing of Target Areas</td><td>8) Maintenance</td></tr></table> The principal areas of focus will be the following: <table><tr><td>1) Putting Greens</td><td>6) Cart Trails</td></tr><tr><td>2) Tees and Fairway Surfaces</td><td>7) Native Areas</td></tr><tr><td>3) Irrigation System</td><td>8) Tree Analysis</td></tr><tr><td>4) Sand Bunkers</td><td>9) Lakes & Creeks</td></tr><tr><td>5) Drainage</td><td></td></tr></table> (d) HGCD will evaluate how existing golfers use the facility and develop design opportunities that enhance the overall experience for golfers of all skill levels.	1) Strategy	5) Directional Support	2) Shot Value	6) Separation of Golf Holes	3) Playability	7) Aesthetics	4) Framing of Target Areas	8) Maintenance	1) Putting Greens	6) Cart Trails	2) Tees and Fairway Surfaces	7) Native Areas	3) Irrigation System	8) Tree Analysis	4) Sand Bunkers	9) Lakes & Creeks	5) Drainage			
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TASK 2B	INTERSTATE EXPANSION IMPACT STUDY																				
	Upon review of the proposed right-of-way, the interstate expansion project directly affects the entirety and/or portions of several existing golf holes. Because of the spatial constraints of the property, rebuilding and relocating these holes elsewhere on site will impact other golf holes to varying degrees. In order to maintain the existing level of quality the golf course as it is currently presented, HGCD will develop a realignment project impact study that evaluates how the highway project affects the golf course and identifies opportunities for new golf holes that avoid negatively impacting the function & strategy of the rest of the course and the safety of golfers																				

	from errant shots. HGCD will prepare this study based on the TxDOT design drawings for the expansion/widening of Loop 20. Using aerial photography and a one-foot topographic survey, we will analyze the property for potential design solutions that minimize the 'domino effect' of golf course reconfiguration. With a plan in place, we will be able to provide a reasonable course of action that maintains, if not exceeds, the existing quality of golf course while accommodating the I-20 realignment project.		
TASK 2C	DEVELOPMENT OF GOLF COURSE CONCEPTUAL DESIGN		
	(a) The Information from Project Programming, the Existing Conditions Assessment and the Interstate Expansion Impact Study will be compiled by HGCD and discussed in depth with management. Project objectives will be further formulated relative to the proposed level of quality and course difficulty, method of course operation and maintenance, design philosophies and concepts, general budget parameters, area of land to be utilized and routing alternatives. (b) Based on documented and agreed upon "Summary of Project Objectives", HGCD shall prepare, for the approval by the Owner, a Conceptual Design presentation. The presentation may include additional design solutions beyond the areas directly impacted by the highway expansion in order to present a consistent level of quality, aesthetics and strategy across all 18-holes of the golf course. (c) It is the intent of the Conceptual Design document to comprehensively analyze all aspects of the facility and to effectively function as a foundation to guide all facility improvements. It is the understanding of the County and the Design Consultant some of the analysis and recommendations made in Conceptual Design will be above and beyond the estimated construction cost outlined in Basic Services of this contract, and for budgetary reasons may not be included in the scope of work for this project. The Conceptual Design document will consider future phases with different implementation scenarios that together will continue to further the design details of the golf course and enhance overall user experience. (d) The Conceptual Design will include initial design ideas that meet the needs of end user groups and convey the overall vision for the golf course. HGCD will develop these ideas into diagrammatic sketches that clearly convey the design intent for each purpose.		

	(e) Upon submittal of the Conceptual Design to the Owner, HCGD will conduct an additional site visit for a golf course 'walk-through' with the Owner and Golf Staff, to ensure that the preliminary design ideas to date are feasible with the existing field conditions and in line with the project objectives.		
TASK 2D	FINAL GOLF COURSE CONCEPTUAL DESIGN		
	(a) Using the feedback from the Owner and information gathered from the course walk through, HCGD will further refine the preliminary design ideas into a Final Conceptual Design document, which will include a booklet with written text supplemented by design sketches and individual hole renderings in order to clearly communicate our design. (b) The Design Consultant will prepare and provide to the County a color rendering of the golf course facility delineating all proposed course and facility enhancements for marketing purposes. (c) Additionally, a Statement of Probable Construction Cost will be prepared based on our most recently bid projects to help decide how to allocate available project funds. (d) Based on information collected during this process from the County and Golf Operations Staff, the Design Consultant will prepare a Conceptual Design document for the facility as a whole. (e) Additional recommendations targeted in Conceptual Design will come from the preliminary programming meetings and may differ from the scope of work identified in the original RFQ.		

TASK 3	SCHEMATIC DESIGN	90 calendar days	<u>\$163,000.</u> Increase of <u>\$130,000</u>
	(a) The Design Consultant shall prepare schematic design studies consisting of drawings and other documents illustrating the scale and relationship of project components for approval by the County. (b) Formulate preliminary documents for all identified project requirements based upon discussions with the County during the Conceptual Design process relative to the proposed level of quality and course difficulty, method of course operation and maintenance, design philosophies and concepts, general budget parameters, area of land to be utilized, and routing guidelines.		

	(c) Hold all necessary conferences with the County and all other interested parties. (d) Prepare an approximate estimate of the construction costs of said improvements, extensions and repairs. <u>(e) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		
TASK 4	DESIGN DEVELOPMENT	90 calendar days	\$203,500 Increase of \$177,500
	(a) The Design Consultant shall prepare from the approved schematic design studies the design development document/preliminary plans consisting of drawings and other documents to fix and describe the size and character of the project, preliminary site drawing, materials and such other essentials as may be appropriate. The preliminary site drawing shall include a topographical survey of the site, layout of any existing proposed and/or recommended sanitary sewers, water lines, storm sewers, all other underground obstructions, street improvements, site drainage and detention studies as appropriate, any and/or all of which might affect the construction of this project. (b) Prepare and submit Design Development Documents and a preliminary construction cost estimate for funded improvements on all golf holes directly impacted by the highway realignment project including not limited to: 1. Redesign of existing golf course putting surfaces and surrounding green complexes. ○ The existing location of each green will be analyzed for agronomic suitability and architectural merit. Some greens may be relocated from their current location for safety reasons and/or design philosophies that enhance playability and strategic quality. ○ The renovated greens will be designed to be built to the standards set forth by the USGA Recommendations for a Method of Putting Greens Construction or a modified University of California method. ○ Grass type and species selection will be determined with input from the Golf Course Superintendent and Golf Course Operations Staff. This decision will be made in a way that aligns with the Owner's best management practices		

	and desired agronomic conditions throughout the calendar year. 2. Redesign of existing sand bunkers. ○ All existing bunkers will be evaluated for their maintenance functionality and architectural utility within the overall framework of each individual hole. ○ New bunker locations that better align with the game of the modern golfer will also be considered. Input for all redesigned bunkers will come from working with the Golf Course Superintendent and Golf Course Operations staff in order to present a fresh architectural and aesthetic perspective while remaining maintenance friendly. ○ To prevent contamination and reduce washouts, all bunkers will be redesigned with a lining system frequently used in modern golf course construction. An appropriate sand material will be sourced and tested by an accredited USGA testing facility before being specified for installation inside the bunker cavity at an appropriate depth relative to the specified sand. 3. Redesign of the existing irrigation system ○ The existing irrigation reservoir & existing irrigation system in the areas directly impacted by the highway expansion project will be redesigned beginning at the existing points of connection to the County main line along the perimeter of the golf course property. The redesigned system will be designed to tie into portions of the existing system not impacted by the highway project. ○ The Design Consultant will work with an Irrigation Designer to delineate quantity, type, size and location of sprinkler heads, valves, piping and other related items necessary to adequately irrigate the golf course. ○ Consideration will be given to PVC vs. HDPE irrigation pipe as the construction budget allows, while staying in line with current golf course industry standards. ○ Where feasible, the Design Consultant will work to reuse existing irrigation pipe & equipment into the redesigned irrigation system, assuming the existing material is in satisfactory condition per golf course irrigation industry standards. 4. Redesign of existing tee boxes ○ All existing tee boxes will be evaluated for their maintenance functionality and architectural		
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	utility within the overall framework of each individual hole. ○ Design and placement of multiple additional sets of teeing areas for players of all different skill levels will be included. 5. Analysis of existing golf course fairways ○ Minor grading will be considered in areas of fairway that are prone to poor drainage and/or mower scalping. ○ Mowing lines will be evaluated for functionality and strategy. Modifications that enhance playability and/or minimize maintenance requirements will be suggested. 6. Analysis of existing trees & vegetation ○ The impact of existing trees on the golf course will be analyzed from playability and agronomic perspectives, as well as for aesthetics and general golf course strategy. ○ Tree removal will be suggested where existing trees interfere with regular play or impede maintaining healthy turfgrass due to root encroachment, air circulation or sun/shade requirements. ○ Possible new tree plantings will be incorporated into the design that potentially frame important views and/or act as a safety barrier between golf holes and the surrounding property. 7. Analysis and/or relocation of existing golf course cart paths in select locations. ○ The existing cart path will be evaluated to ensure it is in functioning condition and in the best suited location for golf cart & maintenance equipment circulation. (c) Meet with the County, Casa Blanca Golf Staff and/or relevant groups to review plans as required. (d) Furnish the County three (3) copies of the design development document/preliminary plans and a preliminary construction cost estimate for the funded improvements at no cost to the County. The cost of any additional copies of preliminary documents as the County may require will be reimbursed at the net cost thereof. The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 65% review plans and specifications. (e) The preliminary plans shall be recommended by the Golf Staff for formal approval by the County.		
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	<u>(f) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		
TASK 5	CONSTRUCTION DOCUMENT/FINAL PLAN SERVICES	90 calendar days	<u>\$308,500</u> Increase of <u>\$227,500</u>
	(a) Prepare final plans, bid documents, specifications and estimate of costs. (b) After approval of the design development document/preliminary plans in whole or in part by the County, the Design Consultant shall proceed as directed in writing by the County to prepare detailed plans and specifications, using wherever applicable, County standards, details and specifications for such work. The Design Consultant shall complete said plans and specifications for submission to the County for its approval. All original plans must be reproducible. 1. Scale for plan and profile sheets for preliminary and final plans shall be approved by the County prior to preparation of plans. 2. The Design Consultant shall indicate on final plan and profiles all water lines, sanitary sewer lines, gas lines, oil lines, telephone conduits and all other underground obstructions which might affect the construction of the project. (c) The Design Consultant will inform the County of all necessary utility upgrades in order to fully operate all systems within the facility. Should it be necessary to extend or relocate public utilities, storm sewer, sanitary sewer, waterlines, or paving, the Design Consultant shall enlist the aid of a Registered Professional Engineer at the County's request to prepare construction documents as may be required for these improvements. (d) The Design Consultant shall assemble said plans and specifications for submission to the County for their approval. All original plans must be reproducible. (e) Furnish the County three (3) copies of the 65% review plans and a construction cost estimate for the funded improvements at no cost to the County. The cost of any additional copies of 65% review documents as the County may require will be reimbursed at the net cost thereof. The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 90% plans and specifications.		

	(f) Meet with the County or its representatives at any time requested for consultation or conference as directed in writing by the County. Prior to submitting Final Plans, the Design Consultant will furnish and submit to the County three (3) copies of all 90% review plans and specifications with updated cost estimate included (at this point bid alternates will be identified to be included in the final cost estimate). The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 100% final plans and specifications. (g) Prior to the submission of contract documents to the County for solicitation of bids, the Design Consultant shall submit plans and specifications required for the granting of all necessary building permits. (h) Prepare all necessary plans, studies and applications for submission to County, State and Federal authorities as may be required for the initiation, prosecution, construction and for approval of grants and permits at no additional cost to the County. (i) Final design shall include the establishment of permanent horizontal and vertical alignment control points throughout the entire project limits of all storm sewers, sanitary sewers, paving, water and/or appurtenances. The Design Consultant shall provide a permanent benchmark within two hundred (200) feet of the beginning and ending of the proposed construction. (j) Upon completion of final plans for formal submittal to the County, the Design Consultant will submit three (3) sets of all final plans and specifications, all necessary forms for construction proposals and advertisements for bids, subject to approval of the County, employing wherever applicable, standard County forms, in completed form. <u>(k) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		
TASK 6	BIDDING SERVICES	45 calendar days	<u>\$40,000</u> Increase of <u>\$24,000</u>
	(a) Distribute bidding plan sets electronically to the plan holders. (b) Meet with the County or its representatives at any time requested for consultation or conference, as directed in writing by the County. In this connection, the Design Consultant shall hold at least one (1) pre-bid conference with prospective bidders.		

	(c) Answer all County and bidder's questions regarding the bidding of the project, and prepare and distribute upon approval by the County, all addendums for the project. (d) Prior to bid opening, the Design Consultant shall submit a sealed construction cost estimate to the County derived from the Design Consultant's approved final plans and specifications (e) The County will receive the proposals (bids) and the Design Consultant will receive a copy of the proposals from the County. The Design Consultant will review and evaluate the proposals and will make recommendations to the County for an award. The Design Consultant shall assist, review and make recommendations to the County on all construction contract issues. <u>(f) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		
TASK 7	CONSTRUCTION ADMINISTRATION	To run with the construction contract	<u>\$438,000</u> Increase of <u>\$320,000</u>
	(a) The Design Consultant shall provide administration of the construction contract during construction and until final payment is made to the contractor. The County will provide on-site inspection on a day-to-day basis as well as all code inspections. (b) Meet with the County or its representatives at any time requested for consultation or conference as directed in writing by the County. (c) Assist in coordination of pre-work conferences for the contractor(s), the County and all other interested parties. The County will issue all work orders for the project. (d) Provide interpretation of the plans and specifications in accordance with the intent of the contract documents. Such interpretations shall be made upon request of the County and its representatives or the contractor, to safeguard the County against defects and deficiencies in the construction. When making such interpretations and decisions, the Design Consultant will endeavor to secure faithful performance by the contractor. The Design Consultant does not guarantee the performance of the contract by the contractor(s), and shall not be responsible for a contractor's failure to carry out the work in accordance with the contract documents. The Design		

	Consultant will remain engaged and involved during the construction process and will determine, in general, if the work is being performed in a manner indicating that the work, when completed, shall be in accordance with the contract documents. (e) Perform coordination of the work of inspection and laboratories selected by the County for the inspection and testing of construction materials. Receive reports and recommend approval or rejection of the materials based upon reports made by such laboratories or bureaus. The costs of all such tests and inspection by laboratories will be paid by the County. (f) Review and recommend approval of testing laboratory claim vouchers. (g) Visit the site with qualified Architectural, civil, structural, mechanical, electrical, etc., representatives at intervals appropriate to the stage of construction to become familiar with the progress and quality of the work. This will take place at a scheduled on-site meeting with the County, contractor and the Design Consultant or his consultants. The Design Consultant or his consultants will also make periodic inspections at critical stages of construction that fall outside the standard inspections the County inspector would make. These would include specialty construction items. The Design Consultant will further determine, in general, if the work is being performed in a manner indicating that the work, when completed, shall be in accordance with the contract documents. However, the Design Consultant is not required to make exhaustive or continuous on- site inspections to check the quality or quantity of the work. The Design Consultant will keep the County informed of the progress of the work and will endeavor to guard the County against defects and deficiencies of the work. The County will assign a County inspector to the project that will communicate with the Design Consultant as necessary in between scheduled meetings. The County inspector will keep a daily log for workdays and general progress of the project. (h) Review all necessary information for monthly estimates of the quantity of work performed and review the claim vouchers for payments to be made to the contractor(s) during the progress of the work and upon completion of any and all work and report the same to the County. (i) Review the contractor's final request for payment and certify that, to the best of its knowledge and industry standards, the completed work conforms to plans and specifications.		
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	(j) Except as otherwise provided in this contract, communication with the Design Consultant's consultants will be through the Design Consultant. Communications with the contractor's subcontractors and material suppliers will be through the contractor. Communications with other County contractors will be through the County. The Design Consultant shall be available at all times for the purpose of communication. (k) Recommend rejection to the County and/or County Inspector of work that does not conform to the contract documents. At any time during construction, the Design Consultant may be given the authority to request additional inspection or testing of the work by the County. (l) Review for conformance with contract documents and approve or take other appropriate action upon the contractor's submittals, such as shop drawings, product data and samples. The Design Consultant's review of submittals will be promptly completed, but no longer than fourteen (14) calendar days from receipt of submittals. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the contractor as required by the contract documents. The Design Consultant's review of the contractor's submittals will not relieve the contractor of its contractual obligation to the County as required by the contract documents. The Design Consultant's review of the contractor's submittals will not constitute approval of safety precautions or of any construction means, methods, techniques, sequences or procedures. The Design Consultant's approval of a specific item shall not indicate approval of an assembly of which the item is a component. (m) The Design Consultant shall reply to contractor's requests for information, prepare clarification drawings, prepare change orders, field orders, amendments, field changes and construction change directives. The Design Consultant may recommend minor changes in the work, not inconsistent with the intent of the contract documents. Such recommended changes shall be made by written order approved by the County and shall be binding upon the contractor. (n) Conduct observations and inspections as required to determine the quality of work to be accepted and the date or dates of final completion and acceptance. The Design Consultant shall receive and forward to the County all written warranties and any related documents required by		
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	the contract documents and assembled by the contractor. The Design Consultant will recommend approval of the contractor's final certificate of payment upon completion of the work and compliance with the requirements of the contract documents. (o) Review reports furnished by the County's inspector to evaluate and determine compliance with the contract documents. Significant variations between reported conditions and the contract documents shall be verified by the Design Consultant and resolved with the contractor and the County. The Design Consultant's duty to review reports and initiate remedial action shall not extend to the contractor's construction means, methods, techniques, sequencing or procedures or for safety precautions and programs in connection with the work. <u>(p) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		
TASK 8	AS-BUILT DRAWINGS	30 calendar days	<u>\$37,000</u> Increase of <u>\$32,000</u>
	(a) Upon termination or completion of this Contract, the Design Consultant shall, at its expense, correct the original drawings [show all as-built changes based on information from the construction contractor] in the actual construction included under this Contract and shall furnish the County, without expense, a digital copy in AutoCAD and PDF formats and the corrected original with date of drawing on each sheet. All changes must be highlighted on the final drawings, showing any and all changes. All written comments or other markings on the drawings must be in black ink (red or other colors are not reproducible and will not be accepted). <u>(b) Expanded scope of services to include implementation of full golf course Master Plan to include but not limited to fully redesigned 18-hole golf course, redesigned practice facility, new irrigation system, redesigned stormwater system and restored on-course landscape.</u>		

B. CASA BLANCA GC- SITE IMPROVEMENTS

	BY OWNER GEOTECHNICAL REPORT		
	The County is to order a Geotechnical Report with Recommendations at the direction of the Design Consultant for the construction of the maintenance facility, restroom buildings, cart barn and parking. This work will be coordinated by the Design		

	Consultant.		
TASK 1	ARCHITECTURAL CLUBHOUSE MASTER PLAN & CIVIL SITE MASTER PLAN		\$90,880. No Change
	(a) The design team will engage a licensed Architectural firm to develop a Master Plan for the existing clubhouse & cart barn buildings by completing the following tasks: 1) Define program a. Collect existing data on facility from record files. b. Assess needs with Client & Define Priorities. c. Preliminary budget information from Client. d. Existing Space Plan + Growth Projections. 2) Space planning & budget a. Schematic Floor Plan & Site areas such as surrounding landscaping and parking. b. Renderings to ground vision and set parameters for budget. 3) Review & Delivery of Master Plan a. Generate final building visions via renderings. b. Generate final Budget (project to be within 10 years for budget accuracy). (b) The design team will engage a licensed Civil Engineering firm to develop a Feasibility / Master Plan to complete the following tasks: - o Provide preliminary information to existing utility systems for domestic water, fire protection, sanitary sewer and storm systems within the project area. - o Identify any proposed retaining walls, roadway grades, and underground drainage features based on preliminary layout. - o Develop preliminary engineering estimates and calculations for site related improvements as required. - o Efforts to prepare up to two (2) site plan revisions based simultaneous comments from Client and/or project architect is included on this task.		
TASK 2	SCHEMATIC DESIGN		\$218,000 Increase of \$186,000
	(a) The Design Consultant will engage a licensed Architectural firm and licensed Civil Engineering firm to complete all necessary tasks associated with their respective disciplines. This will include all MEP and Structural engineering services for all site improvements. (b) The Design Consultant shall prepare schematic design studies consisting of drawings and other documents illustrating the scale and relationship of project components for approval by the County.		

	(c) Formulate preliminary documents for all identified site improvements based upon discussions with the County during the Master Plan process relative to the proposed method of facility operation and maintenance, design philosophies and concepts, general budget parameters, and area of land to be utilized. (d) Hold all necessary conferences with the County and all other interested parties. (e) <u>Expanded scope of services to include implementation of full Master Plan including but not limited to new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities.</u>		
TASK 3	DESIGN DEVELOPMENT		<u>\$256,500</u> Increase of <u>\$204,000</u>
	(a) The Design Consultant shall prepare from the approved schematic design studies the design development document/preliminary plans consisting of drawings and other documents to fix and describe the size and character of the project as to structural, mechanical and electrical systems, preliminary site drawing, materials and such other essentials as may be appropriate. The preliminary site drawing shall include a topographical survey of the site, layout of any existing proposed and/or recommended sanitary sewers, water lines, storm sewers, all other underground obstructions, street improvements, site drainage and detention studies as appropriate, any and/or all of which might affect the construction of this project. (b) Prepare and submit Design Development Documents and a preliminary construction cost estimate for site improvements on renovated and proposed facilities including but not limited to: 1) Pump House @ 400 square feet 2) Fertilizer Storage Building @ 2,000 square feet 3) Equipment Storage Building @ 1,500 square feet 4) Equipment Repair Building @ 5,000 square feet 5) On-Course Restroom Buildings @ 200 square feet each 6) Golf Course Entrance Improvements 7) Parking Lot Addition/Renovation 8) <u>Golf Course Clubhouse with underground Cart Storage</u> (c) Prepare and submit Design Development Documents for the redesign of the existing entry to the facility along Casa Blanca Road. - o Design solution for the main entry system of		

	Casa Blanca Road. The entry system includes masonry walls, gates, material specification, fencing, etc. ○ Coordinate all aesthetic aspects of the project with the Owner. ○ Prepare planting plan depicting planting beds, tree location and manicured lawn areas. Planting plan will call out all plant material by common name, scientific name, size, specification and quantities of each plant. All other material such as steel edging, compost and mulch will be specified. ○ Prepare lighting layout and fixture selection for the entry area. Not an engineered wiring diagram. (d) Meet with the County, Casa Blanca Golf Staff and/or relevant groups to review plans as required. (e) Furnish the County three (3) copies of the design development document/preliminary plans and a preliminary construction cost estimate for the funded improvements at no cost to the County. The cost of any additional copies of preliminary documents as the County may require will be reimbursed at the net cost thereof. The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 65% review plans and specifications. (f) The preliminary plans shall be recommended by the Golf Staff for formal approval by the County. (g) <u>Expanded scope of services to include implementation of full Master Plan including but not limited to new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities.</u>		
TASK 4	CONSTRUCTION DOCUMENT/FINAL PLAN SERVICES		<u>\$364,500</u> Increase of <u>\$290,000</u>
	(a) Prepare final plans, bid documents, specifications and estimate of costs. (b) Construction documents prepared by the building Architectural firm in coordination with the Golf Course Architect shall set forth in detail the requirements for construction of the Project. (c) The Construction Documents shall include drawings and specifications that establish the quality levels of materials and systems required for the project by the building		

	Architect in a reproducible set. (d) The design consultant will engage a licensed Civil engineer to perform with coordination from the Golf Course Architect the following: i. Conduct final site grading determinations with finished floor elevations, and drainage designs. ii. Prepare final finished grading plan proposed contours extending from building footprint to the property line and/or existing curb lines. Detail and indicate the required handicap accessible routes from the public right of way to the proposed building entrance. iii. Prepare final dimensional/coordinate plan, site grading plan, utility plan, traffic control plan, storm water pollution prevention plan, and supporting design details for the cart facility, parking addition, and site entrance for the project. iv. Prepare site water and sewer plan and profiles including the associated design details as required for the project. v. Prepare final site water/sewer plan & profile sheets within project limits. Site utilities will be brought to be within five feet of the building structure and coordinated with project MEP. vi. Prepare final traffic control plan with supporting details required for the project. vii. Prepare typical details including pavement sections, site utilities, traffic control, and storm water pollution prevention plan. viii. Set new alignment for proposed electrical services to serve the proposed facilities. ix. Coordinate with project MEP and AEP to set the proposed alignment for the primary electrical lines to the project. x. Provide a survey and metes & bounds easement for the new electrical AEP easement. xi. The following services are not included and will require an additional services agreement if required: 1) Any offsite utility extensions beyond the property limits 2) Resident inspection services 3) Demolition plan. If required, a separate proposal would be submitted for approved prior to commencing work 4) TxDOT permitting and driveway permitting 5) Traffic engineering studies 6) Geotechnical & Environmental services 7) Platting / Zoning services 8) Utility pot holing subsurface exploration and/or ground penetrating radar services 9) Easements or off-site utility extensions related to telephone, water, sewer, drainage,		
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	gas and/or electrical lines for the project.		
	(e) After approval of the design development document/preliminary plans in whole or in part by the County, the Design Consultant shall proceed as directed in writing by the County to prepare detailed plans and specifications, using wherever applicable, County standards, details and specifications for such work. The Design Consultant shall complete said plans and specifications for submission to the County for its approval. All original plans must be reproducible. 1. Scale for plan and profile sheets for preliminary and final plans shall be approved by the County prior to preparation of plans. 2. The Design Consultant shall indicate on the final plan and profiles all water lines, sanitary sewer lines, gas lines, oil lines, telephone conduits and all other underground obstructions which might affect the construction of the project. (f) The Design Consultant will inform the County of all necessary utility upgrades in order to fully operate all systems within the facility. Should it be necessary to extend or relocate public utilities, storm sewer, sanitary sewer, waterlines, or paving, the Design Consultant shall enlist the aid of a Registered Professional Engineer at the County's request to prepare construction documents as may be required for these improvements. (g) The Design Consultant shall assemble said plans and specifications for submission to the County for their approval. All original plans must be reproducible. (h) Furnish the County three (3) copies of the 65% review plans and a construction cost estimate for the funded improvements at no cost to the County. The cost of any additional copies of 65% review documents as the County may require will be reimbursed at the net cost thereof. The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 90% plans and specifications. (i) Meet with the County or its representatives at any time requested for consultation or conference as directed in writing by the County. Prior to submitting Final Plans, the Design Consultant will furnish and submit to the County three (3) copies of all 90% review plans and specifications with updated cost estimate included (at this point bid alternates will be identified to be included in the final cost estimate). The Design Consultant will incorporate all recommended changes from this review prior to submittal of the 100% final plans and specifications.		

	(j) Prior to the submission of contract documents to the County for solicitation of bids, the Design Consultant shall submit plans and specifications required for the granting of all necessary building permits. (k) Prepare all necessary plans, studies and applications for submission to County, State and Federal authorities as may be required for the initiation, prosecution, construction and for approval of grants and permits at no additional cost to the County. (l) Final design shall include the establishment of permanent horizontal and vertical alignment control points throughout the entire project limits of all storm sewers, sanitary sewers, paving, water and/or appurtenances. The Design Consultant shall provide a permanent benchmark within two hundred (200) feet of the beginning and ending of the proposed construction. (m) Upon completion of final plans for formal submittal to the County, the Design Consultant will submit three (3) sets of all final plans and specifications, all necessary forms for construction proposals and advertisements for bids, subject to approval of the County, employing wherever applicable, standard County forms, in completed form. (n) <u>Expanded scope of services to include implementation of full Master Plan including but not limited to new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities.</u>		
TASK 5	BIDDING SERVICES		<u>\$40,750</u> Increase of <u>\$34,000</u>
	(a) Distribute bidding plan sets electronically to the plan holders. (b) Meet with the County or its representatives at any time requested for consultation or conference, as directed in writing by the County. In this connection, the Design Consultant shall hold at least one (1) pre-bid conference with prospective bidders. (c) Answer all County and bidder's questions regarding the bidding of the project, and prepare and distribute upon approval by the County, all addendums for the project. (d) Prior to bid opening, the Design Consultant shall submit a sealed construction cost estimate to the County derived from the Design Consultant's approved final plans and		

	specifications. (e) The County will receive the proposals (bids) and the Design Consultant will receive a copy of the proposals from the County. The Design Consultant will review and evaluate the proposals and will make recommendations to the County for an award. The Design Consultant shall assist, review and make recommendations to the County on all construction contract issues. (f) <u>Expanded scope of services to include implementation of full Master Plan including but not limited to new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities.</u>		
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TASK 6	CONSTRUCTION ADMINISTRATION		\$144,500 Increase of \$95,000
	(a) The Design Consultant shall provide administration of the construction contract during construction and until final payment is made to the contractor. The County will provide on-site inspection on a day-to-day basis as well as all code inspections. (b) Meet with the County or its representatives at any time requested for consultation or conference as directed in writing by the County. (c) Assist in coordination of pre-work conferences for the contractor(s), the County and all other interested parties. The County will issue all work orders for the project. (d) Provide interpretation of the plans and specifications in accordance with the intent of the contract documents. Such interpretations shall be made upon request of the County and its representatives or the contractor, to safeguard the County against defects and deficiencies in the construction. When making such interpretations and decisions, the Design Consultant will endeavor to secure faithful performance by the contractor. The Design Consultant does not guarantee the performance of the contract by the contractor(s), and shall not be responsible for a contractor's failure to carry out the work in accordance with the contract documents. The Design Consultant will remain engaged and involved during the construction process and will determine, in general, if the work is being performed in a manner indicating that the work, when completed, shall be in accordance with the contract documents.		

	(e) Perform coordination of the work of inspection and laboratories selected by the County for the inspection and testing of construction materials. Receive reports and recommend approval or rejection of the materials based upon reports made by such laboratories or bureaus. The costs of all such tests and inspection by laboratories will be paid by the County. (f) Review and recommend approval of testing laboratory claim vouchers. (g) Visit the site with qualified Architectural, civil, structural, mechanical, electrical, etc., representatives at intervals appropriate to the stage of construction to become familiar with the progress and quality of the work. This will take place at a scheduled on-site meeting with the County, contractor and the Design Consultant or his consultants. The Design Consultant or his consultants will also make periodic inspections at critical stages of construction that fall outside the standard inspections the County inspector would make. These would include specialty construction items. The Design Consultant will further determine, in general, if the work is being performed in a manner indicating that the work, when completed, shall be in accordance with the contract documents. However, the Design Consultant is not required to make exhaustive or continuous on- site inspections to check the quality or quantity of the work. The Design Consultant will keep the County informed of the progress of the work and will endeavor to guard the County against defects and deficiencies of the work. The County will assign a County inspector to the project that will communicate with the Design Consultant as necessary in between scheduled meetings. The County inspector will keep a daily log for workdays and general progress of the project. (h) Review all necessary information for monthly estimates of the quantity of work performed and review the claim vouchers for payments to be made to the contractor(s) during the progress of the work and upon completion of any and all work and report the same to the County. (i) Review the contractor's final request for payment and certify that, to the best of its knowledge and industry standards, the completed work conforms to plans and specifications. (j) Except as otherwise provided in this contract, communication with the Design Consultant's consultants will be through the Design Consultant. Communications with the contractor's subcontractors and material suppliers will be through the contractor. Communications with other		
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	County contractors will be through the County. The Design Consultant shall be available at all times for the purpose of communication.		
	(k) Recommend rejection to the County and/or County Inspector of work that does not conform to the contract documents. At any time during construction, the Design Consultant may be given the authority to request additional inspection or testing of the work by the County.		
	(l) Review for conformance with contract documents and approve or take other appropriate action upon the contractor's submittals, such as shop drawings, product data and samples. The Design Consultant's review of submittals will be promptly completed, but no longer than fourteen (14) calendar days from receipt of submittals. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the contractor as required by the contract documents. The Design Consultant's review of the contractor's submittals will not relieve the contractor of its contractual obligation to the County as required by the contract documents. The Design Consultant's review of the contractor's submittals will not constitute approval of safety precautions or of any construction means, methods, techniques, sequences or procedures. The Design Consultant's approval of a specific item shall not indicate approval of an assembly of which the item is a component.		
	(m) The Design Consultant shall reply to contractor's requests for information, prepare clarification drawings, prepare change orders, field orders, amendments, field changes and construction change directives. The Design Consultant may recommend minor changes in the work, not inconsistent with the intent of the contract documents. Such recommended changes shall be made by written order approved by the County and shall be binding upon the contractor.		
	(n) Conduct observations and inspections as required to determine the quality of work to be accepted and the date or dates of final completion and acceptance. The Design Consultant shall receive and forward to the County all written warranties and any related documents required by the contract documents and assembled by the contractor. The Design Consultant will recommend approval of the contractor's final certificate of payment upon completion of the work and compliance with the requirements of the contract documents.		

	(o) Review reports furnished by the County's inspector to evaluate and determine compliance with the contract documents. Significant variations between reported conditions and the contract documents shall be verified by the Design Consultant and resolved with the contractor and the County. The Design Consultant's duty to review reports and initiate remedial action shall not extend to the contractor's construction means, methods, techniques, sequencing or procedures or for safety precautions and programs in connection with the work. (h) <u>Expanded scope of services to include implementation of full Master Plan including but not limited to new 2-story clubhouse with underground golf cart storage, new & expanded parking lot layout, relocated entry road, expanded maintenance facilities and all associated utilities.</u>		

IV. **AMEND EXHIBIT B – COMPENSATION** as attached herein:

**EXHIBIT B
COMPENSATION
CASA BLANCA GOLF COURSE RECONFIGURATION PROJECT
PAGE 1**

Under the terms of this Contact, the Design Consultant agrees to perform the work and services described in this Contract. The County agrees, in accordance with the limitations and conditions set forth in the Contract, to pay an amount not to exceed **\$2,390,030 (an increase of \$1,720,000.00)** for Basic Services as specifically set forth in this Exhibit B.

B.I. Basic Work and Services

Compensation for basic services may not exceed **\$2,390,030 (an increase of \$1,720,000.00)**, and in no event may the Design Consultant receive compensation in excess of the amount listed for each task for performance of its basic services.

The Design Consultant may receive up to the following amounts of the not to exceed amounts for services rendered upon the completion of the following tasks. Partial payments of the not to exceed amounts for each task may be invoiced for incremental work completed. Not to exceed amounts below are accumulative for successive tasks.

A. FEE BREAKDOWN BY TASKS

Casa Blanca GC Course Renovation

Task 1 the sum of:	\$48,900. NO CHANGE	Completion and submittal of the final survey/base information for the Project areas. (To be performed by Top Site Civil Group)
Task 2 the sum of:	\$36,000. NO CHANGE	Completion and submittal of all programming material, site analysis and Conceptual Design.
Task 3 the sum of:	\$163,000. Increase of \$130,000.	Schematic Design
Task 4 the sum of:	\$203,500. Increase of \$177,500.	Design Development
Task 5 the sum of:	\$308,500. Increase of \$227,500.	Construction Document/Final Plan Services
Task 6 the sum of:	\$40,000. Increase of \$24,000.	Bidding Services
Task 7 the sum of:	\$438,000. Increase of \$320,000.	Construction Administration
Task 8 the sum of:	\$37,000. Increase of \$32,000.	As-Built Drawings

Casa Blanca GC Site Improvements

Task 1 the sum of:	\$90,880. NO CHANGE	Architectural Clubhouse Master Plan & Civil Site Master Plan
Task 2 the sum of:	\$218,000. Increase of \$186,000.	Schematic Design
Task 3 the sum of:	\$256,500. Increase of \$204,000.	Design Development
Task 4 the sum of:	\$364,500. Increase of \$290,000.	Construction Document/Final Plan Services
Task 5 the sum of:	\$40,750. Increase of \$34,000.	Bidding Services
Task 6 the sum of:	\$144,500. Increase of \$95,000.	Construction Administration

IT IS UNDERSTOOD AND AGREED BY AND BETWEEN, the County and the Design Consultant that, as amended by this Instrument, all terms and conditions of the original Contract shall remain in full force and effect and the provisions of this Instrument shall become a part of the original Contract as if fully written herein.

IN WITNESS WHEREOF, this Contract Amendment was approved and executed by the Webb County this _____ day of _____, 2026.

ATTEST:

THE WEBB COUNTY

County Clerk

County Judge

IN WITNESS WHEREOF, this Contract Amendment was executed and approved by the Design Consultant this _____ day of _____, 2026.

President
PDG, LLC. d.b.a. HECKENKEMPER
GOLF COURSE DESIGN