



**AMENDMENT NO. 1
TO
AGREEMENT FOR DESIGN & ENGINEERING SERVICES**

PROJECT: New Williamson County Headquarters Facility ("Project")

**ARCHITECT/
ENGINEER:** Marmon Mok, LP acting by and through its general partner
Marmon Mok Management Group, LLC ("A/E")
Briant A. Harkiewicz, AIA, LEED AP, Partner
1020 NE Loop 410, Suite 201
San Antonio, TX 78209

**COUNTY'S DESIGNATED
REPRESENTATIVE:** Williamson County Facilities Management
Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

This Amendment No. 1 to Agreement for Design and Engineering Services ("Amendment No. 1") is by and between **Williamson County, Texas**, a political subdivision of the State of Texas ("County") and A/E.

R E C I T A L S

WHEREAS, County and A/E previously executed that certain Agreement for Design and Engineering Services ("Agreement") being dated effective 06/28/22, wherein A/E agreed to perform certain professional design and engineering services in connection with the Project;

WHEREAS, pursuant to **Article 20**, the terms of the Agreement may be modified by a written, fully-executed Contract Amendment;

WHEREAS, the parties wish to amend the language relating to **Project compensation due to a refinement in services provided to accomplish the original scope** under **Article 6** and **Exhibit B** of the Agreement;

WHEREAS, the parties wish to amend the language relating to **Project schedule due to a refinement in services provided to accomplish the original scope** under Exhibit C of the Agreement;

WHEREAS, it has become necessary to supplement, modify and amend the Agreement in accordance with the provisions thereof.

NOW, THEREFORE, premises considered, County and A/E agree that the Agreement is supplemented, modified and amended as follows:

I. Amendment to Article 6 – Compensation and Expenses

The first paragraph of Paragraph 6.1 – Basic Fee shall be modified to the following:

For and in consideration of the Basic Services rendered by A/E, County shall pay to A/E up to **Six Million, Six Hundred Ninety-Two Thousand, Two Hundred Thirty-Five Dollars (\$ 6,692,235)** hereinafter called the "Basic Fee".

II. Amendment to Exhibit B – Fee Schedule

Exhibit B – Fee Schedule shall be supplanted in its entirety by the amended Exhibit attached.

III. Amendment to Exhibit C – Production Schedule

Exhibit C – Production Schedule shall be supplanted in its entirety by the amended Exhibit attached.

IV. Terms of Agreement Control and Extent of Amendment No. 1

All other terms of the Agreement and any prior amendments thereto which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

V. IN WITNESS WHEREOF, County and A/E have executed this Amendment No. 1, in duplicate, to be effective as of the date of the last party's execution below.

A/E:

Marmon Mok, LP
Acting by and through its general partner
Marmon Mok Management Group, LLC

By: _____
Signature

BRIANT A. HARKIEWICZ
Printed Name

PARTNER
Title

Date Signed: 1 JUNE 2023

COUNTY:

Williamson County, Texas

Valerie Covey
By: _____

Valerie Covey

Printed Name

Presiding Officer

Title

Jun 6, 2023
Date Signed: _____

EXHIBIT B

FEE SCHEDULE

This schedule indicates fees by Phase of the Basic Fee:

\$ 6,692,235

100%

0%	Tree & Topographic Surveys	\$ 29,830
0%	Flood Study	\$ 15,000
0%	Geotechnical/ Geological Assessment	\$ 22,485
1%	Site Master Planning	\$ 39,500
1%	Programming	\$ 80,000
60%	Marmon Mok (Architecture & Interiors)	\$ 4,003,235
8%	Datum (Structural)	\$ 529,500
7%	Garza (Civil)	\$ 488,982
9%	Cleary Zimmermann (MEP)	\$ 574,800
4%	Coleman (Landscape)	\$ 239,000
2%	Combs (AV, IT, Security)	\$ 118,000
3%	FPCG (Fire Protection)	\$ 178,885
2%	WJE (Building Envelope)	\$ 136,712
3%	FF&E Services	\$ 187,336
1%	Cost Estimating	\$ 48,970

Phase 0 - PRE-DESIGN	\$ 186,815	3%
Tree & Topographic Surveys	\$ 29,830	
Flood Study	\$ 15,000	
Geotechnical/ Geological Assessment	\$ 22,485	
Site Master Planning	\$ 39,500	
Programming	\$ 80,000	

Phase I - SCHEMATIC DESIGN	\$ 681,460	10%
Marmon Mok (Architecture & Interiors)	\$ 400,323	
Datum (Structural)	\$ 52,950	
Garza (Civil)	\$ 88,982	
Cleary Zimmermann (MEP)	\$ 57,480	
Coleman (Landscape)	\$ 23,900	
Combs (AV, IT, Security)	\$ 11,800	
FPCG (Fire Protection)	\$ 17,889	
WJE (Building Envelope)	\$ 13,671	
FF&E Services	\$ -	
Cost Estimating	\$ 14,465	
Phase II - DESIGN DEVELOPMENT	\$ 1,292,867	19%
Marmon Mok (Architecture & Interiors)	\$ 800,647	
Datum (Structural)	\$ 105,900	
Garza (Civil)	\$ 62,500	
Cleary Zimmermann (MEP)	\$ 114,960	
Coleman (Landscape)	\$ 47,800	
Combs (AV, IT, Security)	\$ 23,600	
FPCG (Fire Protection)	\$ 35,777	
WJE (Building Envelope)	\$ 27,342	
FF&E Services	\$ 56,201	
Cost Estimating	\$ 18,140	
Phase III - CONSTRUCTION DOCUMENTS	\$ 2,341,845	35%
Marmon Mok (Architecture & Interiors)	\$ 1,401,132	
Datum (Structural)	\$ 185,325	
Garza (Civil)	\$ 227,500	
Cleary Zimmermann (MEP)	\$ 201,180	
Coleman (Landscape)	\$ 83,650	
Combs (AV, IT, Security)	\$ 41,300	
FPCG (Fire Protection)	\$ 62,610	
WJE (Building Envelope)	\$ 47,849	
FF&E Services	\$ 74,934	
Cost Estimating	\$ 16,365	

Phase IV - REGULATORY REVIEW AND PERMITS	\$ 294,007	4%
Marmon Mok (Architecture & Interiors)	\$ 200,162	
Datum (Structural)	\$ 26,475	
Garza (Civil)	\$ 5,000	
Cleary Zimmermann (MEP)	\$ 28,740	
Coleman (Landscape)	\$ 11,950	
Combs (AV, IT, Security)	\$ 5,900	
FPCG (Fire Protection)	\$ 8,944	
WJE (Building Envelope)	\$ 6,836	
FF&E Services	\$ -	
Cost Estimating	\$ -	
Phase V - BIDDING, AWARD, AND EXECUTION	\$ 303,374	5%
Marmon Mok (Architecture & Interiors)	\$ 200,162	
Datum (Structural)	\$ 26,475	
Garza (Civil)	\$ 5,000	
Cleary Zimmermann (MEP)	\$ 28,740	
Coleman (Landscape)	\$ 11,950	
Combs (AV, IT, Security)	\$ 5,900	
FPCG (Fire Protection)	\$ 8,944	
WJE (Building Envelope)	\$ 6,836	
FF&E Services	\$ 9,367	
Cost Estimating	\$ -	
Phase VI - CONSTRUCTION ADMINISTRATION	\$ 1,288,493	19%
Marmon Mok (Architecture & Interiors)	\$ 800,647	
Datum (Structural)	\$ 105,900	
Garza (Civil)	\$ 95,000	
Cleary Zimmermann (MEP)	\$ 114,960	
Coleman (Landscape)	\$ 47,800	
Combs (AV, IT, Security)	\$ 23,600	
FPCG (Fire Protection)	\$ 35,777	
WJE (Building Envelope)	\$ 27,342	
FF&E Services	\$ 37,467	
Cost Estimating	\$ -	

Phase VII - PROJECT CLOSE-OUT	\$	303,374	5%
Marmon Mok (Architecture & Interiors)	\$	200,162	
Datum (Structural)	\$	26,475	
Garza (Civil)	\$	5,000	
Cleary Zimmermann (MEP)	\$	28,740	
Coleman (Landscape)	\$	11,950	
Combs (AV, IT, Security)	\$	5,900	
FPCG (Fire Protection)	\$	8,944	
WJE (Building Envelope)	\$	6,836	
FF&E Services	\$	9,367	
Cost Estimating	\$	-	

EXHIBIT C

PRODUCTION SCHEDULE

A/E agrees to complete the professional design services called for in **Exhibit A** of this Agreement within **One Thousand, Five Hundred Eighty-Eight (1,588) calendar days** from date of the Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and target dates.
Standard end-of-phase review periods for County shall be (21) calendar days.

Agreement Execution Date 06/28/22

Phase 0 - PRE-DESIGN

Reports, Studies, & Programming deliverables	03/02/23
County written authorization to proceed to next phase	06/13/23

Phase I - SCHEMATIC DESIGN

50% SD Plans, Specifications and Estimate deliverables	07/31/23
100% SD Plans, Specifications and Estimate deliverables	09/11/23
County written authorization to proceed to next phase	10/02/23

Phase II - DESIGN DEVELOPMENT

50% DD Plans, Specifications and Estimate deliverables	11/10/23
100% DD Plans, Specifications and Estimate deliverables	01/08/24
County written authorization to proceed to next phase	01/29/24

Phase III - CONSTRUCTION DOCUMENTS

Early Site Development Package	02/19/24
30% CD Plans, Specifications and Estimate deliverables	03/11/24
Early Foundation Package	03/11/24
60% CD Plans, Specifications and Estimate deliverables	04/22/24
90% CD Plans, Specifications and Estimate deliverables	06/03/24

100% CD Plans, Specifications and Estimate deliverables	07/01/24
County written authorization to proceed to next phase	07/22/24

Phase IV - REGULATORY REVIEW AND PERMITS

Plans submittal to TDLR and Permit application submittal to City	07/22/24
Guaranteed maximum Price 1 (GMP 1) Approval by Commissioners	07/26/24
Construction Permits received from City	08/23/24

Phase V - BIDDING, AWARD, AND EXECUTION

Permitted Plans and Specifications and Estimate deliverables to County	08/23/24
Guaranteed Maximum Price 2 (GMP 2) Approval by Commissioners	08/30/24

Phase VI - CONSTRUCTION ADMINISTRATION*

Contractor Notice to Proceed	09/02/24
Construction Substantial Completion	08/31/26

Phase VII - PROJECT CLOSE-OUT

Record Documents deliverables	09/25/26
-------------------------------	----------

All services shall be complete on, or before:	11/02/26
-----------------------------------------------	----------