

12 November 2024

**Re: Task 3 Revised Scope of Work
Proposal for the Historic Stephenson School Building – Full Architectural Services
101 Old Fitzhugh Road, Dripping Springs, Texas 78620**

Please refer to the executed PSA for tasks 1 and 2 for full scope of work previously completed. The following scope of work includes work anticipated for Task 3 included in the original proposal, amendment 1 and amendment 3. Amendment 2 was not executed.

Task Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMINISTRATION

Upon approval of Task Order 2, and written authorization to proceed with Task Order 3, Architexas will provide the services below:

3.1 Permitting Services

Architexas has a Permit Consulting Firm that will handle the permitting process from start to finish from initial consultation to delivering the approved permit.

3.2 Bidding and Negotiation

Architexas will assist as necessary in obtaining bids, negotiated proposals, and preparing bid documents, including addenda and responding to contractor's bidding questions. Architexas will attend one (1) pre-bid meeting and review bidding information and assist in evaluating the qualifications and proposals. If needed, Architexas will attend a City Council meeting for approval of the project to go to bid. **ONE (1) MEETING**

3.3 Construction Administration

Architexas will visit the site every 2 weeks during the construction period, to become generally familiar with the work progress and to observe if work is being performed in accordance with the Construction Documents.

3.4 Substantial Completion

When the work is found to be substantially complete, Architexas will conduct on-site project review to determine the date of substantial completion and the schedule to achieve final completion. **ONE (1) MEETING**

3.5 Final Completion

Architexas will receive and review written warranties and related documents required by the Contract Documents and assembled by the Contractor. When the Work is found to be fully complete, Architexas will conduct a final walk with the Project Manager to determine full compliance of the project with the Contract Documents and certify a final Certificate of Payment. This task includes one (1) site visit and approval of final pay application. **ONE (1) MEETING**

Task Order 3 Services:

- Attend **one (1) pre-construction meeting**
- Attend bi-monthly OAC meetings; virtually or at the project site
- Prepare field reports from site visits

- Respond to RFI's
- Prepare ASI's and Proposal Requests with Client approval
- Issuing Change Orders with Client approval
- Review shop drawings and other submittals from the contractor
- Review monthly pay-applications
- Assumes **two (2) site visit per month** for duration of construction
- One (1) site visitation and review of Contractor's punch list
- One (1) site visit to review Contractor final corrected work
- Review closeout documentation from the Contractor
- 1 Year Warranty Review by Architexas team

SPECIALTY CONSULTANT SERVICES

Acoustics and Audio Visual Task Order 3 Amendment No. 1

- Review and response to RFIs and submittals throughout design and construction.
- **Optional** commissioning and punch of the installed AV system, to be determined by client during construction. The Commissioning and punch includes the following:
 - Testing and verification of system installation – to certify compliance with the specifications.
 - Report to the client with any outstanding punch list items.
 - Equalization of the audio system for accurate frequency response, gain structure, and operational setup.

Environmental Services Task Order 3 Amendment No. 3

- Attend Pre-Construction meetings, answer questions by subcontractors, and prepare Texas Department of State Health Services notification.
- On-Site ACM and LBP/LCP Management and Testing Services including monitoring of work performed by the remediation contractor. Provide compliance area sampling and analysis during all remediation phases of the project including closure sampling/air monitoring.
- Upon completion of the remediation activities, provide a final report documenting:
 - Daily logs of work activities
 - Inspection reports
 - Post-project submittals
 - Off site lab results

COMPENSATION

TASK Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMIN.	\$85,975
Basic Services Consultants	
Architexas (Architect)	\$46,250
Architexas (Environmental Coordination)	\$750 (Amendment No. 3)
AEC (Structural)	\$4,750
<u>Cleary Zimmerman (MEP)</u>	<u>\$4,425</u>
TOTAL	\$56,175
 Specialty Consultants	
Doucet (Civil Engineer)	\$10,800 (\$6,800 Permitting + \$4,000 CA)
Doucet (Site Permitting)	\$6,000
Co'Design (Landscape/Irrigation)	\$1,000
KS Permitting, LLC (Permitting)	\$1,500
Rob Roy Parnell, Inc. (RAS Reviewer)	\$2,775
BAI Commissioning /Punch of AV System (Optional)	\$2,500 (Amendment No. 1)
Champion Environmental	\$4,475 (Amendment No. 3)
\$895/shift ESTIMATED 5 shifts	
<u>Champion Environmental (Closeout Report)</u>	<u>\$750 (Amendment No. 3)</u>
TOTAL	\$29,800

END OF DOCUMENT