

September 11, 2024

Michelle Fischer  
City Administrator  
511 Mercer Street  
Dripping Springs, Texas 78620  
512.858.4725  
[mfischer@cityofdrippingsprings.com](mailto:mfischer@cityofdrippingsprings.com)

**Re: Amendment No. 3 to Existing Agreement for the Historic Stephenson School Building – Full Architectural Services  
101 Old Fitzhugh Road, Dripping Springs, Texas 78620**

Architexas is pleased to present this proposed amendment to the City of Dripping Springs for Architectural design related to value engineering, Environmental project specifications, Pre-construction activities, On-site management and Testing, and final report for the restoration, rehabilitation and addition of the historic Stephenson Building at 101 Old Fitzhugh Road in Dripping Springs, Texas. These services will be provided by Architexas and our specialty consultant, Champion Environmental Consulting, Inc. and are in addition to services defined in the original proposal dated 5/22/23 and signed agreement dated 6/7/23.

## **SCOPE OF ADDITIONAL SERVICES**

### **Task Order 2 - CONSTRUCTION DOCUMENTS**

#### **2.5 Revise Construction Documents & Specifications**

The following design scope modifications are necessary based on the City Council Budget Subcommittee's recommended pricing reduction scope of work approved during the Sept. 10, 2024 City Council meeting.

- Finish material changes
- Exterior cladding change from 100% stone veneer to a stone veneer wainscot with corrugated metal similar to previous HPC presentation.
- Remove addition of east porch and recess new storefront entry. Modify paving.

#### **2.6 Historic Preservation Commission**

Architexas will update the drawings, specifically the exterior elevation and prepare a presentation for the City of Dripping Springs Historical Preservation Commission.

#### **OPTIONAL - Historical Preservation Commission Meeting Presentation**

Architexas will present the updated exterior elevation presentation to the City of Dripping Springs Historical Preservation Commission. **ONE (1) MEETING.**

#### **Environmental**

- Project Specifications for remediation and disposal of ACM and LBP/LCP at the Site based on the survey conducted by Champion Environmental.
- Coordination of specifications based on project approach at ACM and LBP/LCP containing materials.

### **Task Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMINISTRATION**

- 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

**ASSUMPTIONS**

- For purposes of coordination during design, most coordination will be via electronic means, including meetings as required.
- Limited meetings may be held at the job site as required.

**PROJECT SCHEDULE**

Services will be completed concurrently with the project schedule.

**COMPENSATION**

Compensation will be hourly to a maximum fee of \$9,500 plus approved reimbursable expenses. Invoices will be submitted monthly for services performed to date.

**TASK Order 2 – CONSTRUCTION DOCUMENTS**

<b>Basic Services Consultants</b>	
Architexas (Architect)	\$18,000
AEC (Structural)	\$3,650
<b>TOTAL</b>	<b>\$21,650</b>
<b>Specialty Consultants</b>	
Introspec (Specifications)	\$650
Champion Environmental (Specifications/Workplan)	\$1,595
<b>TOTAL</b>	<b>\$2,245</b>
<b>TASK 2 TOTAL</b>	<b>\$23,895</b>
<b>Optional HPC Meeting Presentation</b>	<b>\$1,200</b>

**OPTIONAL TASK Order 3 – PERMITTING / BIDDING & CONSTRUCTION ADMIN.**

Champion Environmental (On Site Management and Testing Services) \$895/shift <b>ESTIMATED 5 shifts</b>	\$4,475
Champion Environmental (Closeout Report)	\$750
<b>Champion TOTAL</b>	<b>\$6,820</b>
Architexas (Architect)	\$680
<b>TASK 3 TOTAL</b>	<b>\$7,500</b>

**REIMBURSABLE EXPENSES**

Expenses incurred in the interest of the project are included in the compensation for professional fees and include: In-house printing, copying, postage, mileage (.67/mile) and delivery. Reimbursable expenses will be invoiced at a 1.1 multiplier and are estimated to not exceed \$500. Drawing submittals and final Construction Documents will be delivered electronically.

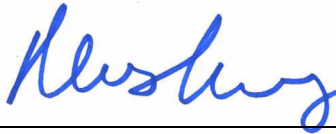
**AGREEMENT**

If you are in agreement with this proposal, please sign below. We look forward to the opportunity of working with you and your team on this wonderful historic structure in Dripping Springs.

Authorized Representatives:

\_\_\_\_\_  
*Michelle Fischer*  
*Dripping Springs, Texas; City Administrator*

\_\_\_\_\_  
*Date*



\_\_\_\_\_  
*Alexis McKinney, AIA, Principal*  
ARCHITEXAS

\_\_\_\_\_  
09.11.2024  
*Date*