



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

New Braunfels Utilities
New Headquarters Campus

AGREEMENT INFORMATION:

Date: 4/30/20

AMENDMENT INFORMATION:

Amendment Number: 001
Date: 10/30/23

OWNER: *(name and address)*

New Braunfels Utilities
355 FM 306
New Braunfels, TX 78130

ARCHITECT: *(name and address)*

MarmonMok Architecture
1020 NE Loop 410, Suite 201
San Antonio, TX 78209

The Owner and Architect amend the Agreement as follows:

Project Scope:

NBU has initiated a campus consolidation project ("the Project") that will consolidate the following NBU offices at a single campus to improve efficiency, communication, and collaboration between the various divisions.

1. Main Plaza Office, 263 Main Plaza, New Braunfels, Texas 78130
2. Operation Center, 355 FM 306, New Braunfels, Texas 78130

The project was paused briefly to allow for the completion of an independent staffing study commissioned by NBU, and upon completion of the study, it was determined that a larger alternative site was required to sufficiently accommodate the additional staff identified in said study. Alternate sites were identified and evaluated. Following evaluation, the selected site for the new campus is a 76-acre tract located in west New Braunfels between FM 482 and I-35 South at Engel Road. The site is primarily brush consisting of Mesquite and Huisache with some significant trees. Primary access to the site is anticipated to be from I-35 access road with a secondary access from FM 482. NBU desires that the campus utilize the natural site features to organize the design of the campus.

Architect shall provide a complete design of the new campus including offices, parking for employees, visitors, and fleet, warehouse, maintenance, storage, and infrastructure and support as required by this Agreement.

Architect shall through its own forces, or by engaging subconsultants, provide design and all necessary services for the following actions: Platting, Tree and Topographic Survey, WPAP, SCS, TIA, Drainage Design, Offsite water and sewer extensions to NBU property, Permitting as required by the Agreement.

Offices

Design must provide office space adequate to meet the needs of NBU as determined through the approved program within a campus plan in a manner to facilitate communication and collaboration between various departments on a formal and informal basis.

Design must:

1. Accommodate approximately 765 employees on a daily basis, an increase from 417 originally programmed.
2. Provide work spaces, including meeting, support spaces, and amenity spaces as determined through Project Vision Mapping with NBU Vision Team and Executive Steering Committee.
3. Accommodate expanded operational and yard facilities as required by the expanded staffing and service demand.

4. The design must include parking either surfaced and/or structures as determined through site planning for approximately 880 vehicles distributed throughout the site for employees, guest parking, contractor parking, short term parking, and deliveries. The Architect shall verify if structured parking is required with NBU during the Schematic phase of the Project.
5. Design will include expanded warehouse and maintenance building facilities. The warehouse facility or facilities must be positioned within the site to provide efficient access for loading and unloading of various materials and associated offices, raw material storage, and loading dock access for shipping and receiving.
6. Vehicle Maintenance facilities should have vehicle lifts, fluids distribution, overhead lift capabilities, exhaust evacuation capabilities, and other requirements as determined through programming effort.
7. Infrastructure and Support design shall include all other necessary components including the following:
 - a. All required utility connections and utility coordination
 - b. Trash and recycling station
 - c. Mail facility for pickup, delivery, and processing of mail
 - d. Security
 - e. Health and wellness features
 - f. Customer service activities

Project Team

NBU anticipates that the Project Team will consist of NBU, FNI, Architect, and General Contractor to manage and coordinate the overall design and construction of the Project as required by the contract, including revised Schematic Design and Design Development phases necessary to the new site and expanded building program requirements.

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

Compensation Adjustment:

Original Contract Amount	\$ 3,935,923
Original Design Phase Paid to Date	\$ 1,692,750 (Complete through Design Development)
Alternative Site Evaluations Paid to Date	\$ 421,084.09
Total Work Completed and Paid to Date	\$ 2,113,834.09
Original Contract Sum Remaining	\$ 1,822,088.91
Engel-Nelson (Site 7) Due Diligence	\$ 150,000
Program Update/Project Vision Mapping	\$ 100,000
Sub-Total	\$ 250,000
Headquarters Redesign New Site:	\$ 11,254,950
Architects' compensation increase	\$ 9,682,862

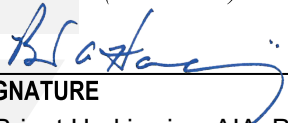
Schedule Adjustment:

- Schematic Design - November 2023 - March 2024
- Design Development - April 2024 - August 2024
- Construction Documents - September 2024 - January 2025

SIGNATURES:

Marmon Mok Architecture

ARCHITECT *(Firm name)*



SIGNATURE

Briant Harkiewicz, AIA, Partner

PRINTED NAME AND TITLE

November 30, 2023

DATE

New Braunfels Utilities

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

