



**December 27, 2019 – Original Proposal**  
**January 21, 2020 - Revision Incorporating Geotechnical Engineering Inv.**  
**February 5, 2020 – Revision Incorporating in Total Additional Services.**

Mr. Jose A. Lopez, III CTPM  
 Webb County Purchasing Department  
 1110 Washington St., Suite 101  
 Laredo, TX.78040

**ARCHITECTURAL SERVICES PROPOSAL FOR WEBB COUNTY PUBLIC HEALTH FACILITY – RE: Architectural Services for Public Health Facility / RFQ 2020-002**

The proposed scope of work is to provide professional design services, construction contract administration and construction documents including Architectural, MEP Engineering & Structural Engineering for a public health facility for Bruni, TX and surrounding areas. The project location is Avenue B, Block 28, Lots 9 and 11 located in Bruni, Texas. Each lot is approximately 6,250 SF for a total of 12,500 SF. Lots are currently vacant. Proposed building area is 3,200 SF facility including parking lot, fencing and sidewalks. The facility is operated by Webb County Indigent Healthcare Department and Texas A&M – College Station Colonias Program. Owner to provide initial project budget.

From initial site visit on December 23, 2019 with County Engineer, Luis Perez Garcia, demolition of an existing 800 SF structure left behind what appears to be uncompacted soils and ungraded site. County Engineer pointed out possible drainage issues since lots are at lower grade than streets. We need to consider having building and parking storm drainage to periphery and possible incorporation of detention and/or retention areas minimizing impact to surrounding residential lots as allowed by development and current platting record of lots. Retention walls may also need to be considered at southeast and southwest property lines towards adjacent lots. Current property zoning is not available through Webb County Appraisal District, clarification of proposed used on site will be required.

Design consideration for codes are contemplated under International Building Code 2015 series and Texas Department of Licensing and regulation for accessibility.



**Professional Design Services**

**Architect:** Redline Architecture and Consultants will provide the following services as they relate to the project: Programming and Budget Analysis, Construction Documents and Specifications for bidding & construction. Project Bidding per Owner requirements and Contract Administration of project during construction. Significant area and/or scope changes will result in changes to fee.



**Surveyor:** Provide Improvement and Topographic Survey (pre-construction) including the following: Above ground utilities and taking inverts of Sanitary Sewer Manholes and Storm Drain, if these are reachable, and manholes can be opened. Utilities marked by utility company or locator shall be tied in. *\*Services can be contracted independently by Owner as required.*

**Civil:** Provide construction plans with tentative plan sheets as follows: Cover with general notes, existing conditions with topography, dimensional plan (based on architectural drawings), storm water pollution prevention plan, water and sewer layout, water and sewer standard details, grading plan, paving details/miscellaneous details, traffic control plan. Construction meeting included with maximum of two site visits. As-built Drawings to be provided upon receipt of final survey by others. One set of 24"x36" plans will be provided.

Civil Limitations (not included): Construction staking, traffic analysis, CLMR, special meeting/changes, wetlands mitigation, 404 permits, site water retention and detention design, city submittals, NOI & NOT submissions, offsite improvements for streets, TCEQ submittals, TDLR submittals, replat, TxDOT coordination and/or TxDOT driveway permit, offsite utility easements, elevation certificates, utility easements, surveyor's final as-built will be considered additional service and negotiated as such. *\*Services can be contracted independently by Owner as required.*

**Structural Engineer:**

1. Foundation and framing plans with details.
2. Structural Specifications for our scope of work.
3. Review of structural shop drawings and submittals.
4. Construction observation of the following items:
  - Placement of foundation reinforcing
  - Wall erection
  - Framing erection

**MEP Engineer:**

**Mechanical:**

1. HVAC load calculations.
2. Equipment selection and schedules for mechanical systems.
3. Air distribution duct system design including insulation and balancing/control devices.
4. HVAC control system design and schematics.
5. Mechanical energy compliance report (If Required).

**Electrical and Instrumentation**

1. Electrical service entrance design.
2. Electrical distribution system design.
3. Lighting and lighting control system design.
4. Circuiting of receptacles & power equipment.
5. Schedules for panels and electrical riser diagrams.
6. Connection of all mechanical equipment.
7. Electrical energy compliance report (If Required).
8. Rough-in for Security/Telephone/Data/CATV systems.

**Plumbing:**

1. Specification of plumbing fixtures.
2. Domestic water system design.
3. Sanitary sewer/vent system design.





4. Sewer/Vent Isometrics.
5. Mechanical energy compliance report (If Required)

**Compensation**

Compensation for the project is based on the following:

	BASIC SERVICES	Description	Amount
1	Architect Design Fee	\$ 9,600.00 / Lump Sum	\$ 9,600.00
2	MEP Design Fee	\$ 4,000.00 / Lump Sum	\$ 4,000.00
3	Structural Framing and Foundation Design Fee	\$ 4,800.00 / Lump Sum	\$ 4,800.00
4	Site Lighting - MEP	\$ 1,250.00 / Lump Sum	\$ 1,250.00
5	Bid Phase / Contractor Selection	\$ 2,500.00 / Lump Sum	\$ 1,500.00
6	Contract Administration - Architect (In Office + 8 Site Visits Max.)	\$ 9,600.00 / Lump Sum	\$ 9,600.00
7	Construction Administration – MEP (Two site visits included)	\$ 2,000.00 / Lump Sum	\$ 2,000.00
8	Coordination Printing Budget*	\$ 500.00 / Lump Sum	\$ 500.00
9	Record Drawings - Architect	\$ 1,500.00 / Lump Sum	\$ 1,500.00
10	Record Drawings - MEP	\$ 750.00 / Lump Sum	\$ 750.00
SUBTOTAL			\$35,500.00

	SUPPLEMENTAL & ADDITIONAL SERVICES (Fee includes 10%)**	Description	Amount
11	Survey Fee	\$ 3,850.00 / Lump Sum	\$ 3,850.00
12	Civil Fee including construction meeting and site visit (2 site visits)	\$ 6,600.00 / Lump Sum	\$ 6,600.00
13	Geotechnical Engineering Investigation (O'Connor Eng.)	\$ 2,288.00 / Lump Sum	\$ 2,288.00
SUBTOTAL			\$12,738.00

TOTAL			\$48,238.00
-------	--	--	-------------

\*Printing budget for large format drawings has been eliminated. Project drawings will be set up in 24"x36" sheets. All final prints for Bidding and Construction Documents will be issued in PDF format. Coordination printing budget for internal coordination and phase completion between Owner and design team.

\*\* Per section 11.4 Compensation for Supplemental and Additional Services under AIA B101-2017 contract, invoiced fee to Architect plus 10% will be invoiced to Owner to compensate the Architect.

Fee will be invoiced based on the following percentages of phase/work completion:

(20% Fee) Schematic Design Phase & Programing:

Schematic Design Documents will be based on the mutually agreed upon program (developed during this phase). The documents shall establish the conceptual design & site plan of the project, preliminary floor plans, sections and elevations.

(25% Fee) Design Development Phase:

Design Development Documents will be based on the approved Schematic Design Documents. The Design Development Documents shall illustrate and describe the refinement of the design of the project, establishing the scope, relationships, form, size and appearance of the Project by means of plans, sections, elevations and details to describe the project.

(25% Fee) Construction Documents Phase:

Construction Documents will be based on the approved Design Development Documents. The Construction Documents shall set forth in detail the requirements for construction of the Project. The Construction Documents shall include Drawings and Specifications that establish the quality levels of materials and systems required for the project as described by the Architect in a reproducible set.



**(5%) Bid Phase / Contractor Selection (Procurement Phase):**

Redline Architecture shall assist the Owner in obtaining either competitive bids or negotiated proposals and shall assist the Owner in awarding and preparing contracts for construction. Bidding Documents shall consist of bidding requirements, proposed contract forms, General Conditions, Specifications and Drawings.

**(25%) Contract Administration (Construction Phase):**

Redline Architecture shall provide administration of the Contract between the Owner and the Contractor as set forth in the General Conditions of the Contract for Construction. The Architect's responsibility to provide contract administration services commence with the award of the Contract for Construction and terminate at the issuance to the Owner of the final Certificate for Payment not exceeding a construction period of six (6) months and eight (8) site visits (one site visit per month, one pre-construction site visit and one final construction site visit. The Architects shall be a representative of and shall advise and consult with the Owner during the provision of the Contract Administration Services.

**Basic Services include:**

<b>Service</b>	<b>Responsibility <i>(Architect, Owner, or not provided)</i></b>
1) Programming	Architect & Owner
2) Multiple preliminary designs	Architect under Schematic Design
3) Measured drawings	Architect under Construction Documents
4) Site evaluation and planning	Architect, Owner, Civil & Geotechnical
5) Building Information Model management responsibilities	Not Provided
6) Development of Building Information Models for post construction use	Not Provided
7) Civil engineering	Civil
8) Landscape design	Not Provided
9) Architectural interior design	Architect under Construction Documents Finishes
10) Value analysis	Not Provided
11) Detailed cost estimating beyond that required in Section 6.3	Not Provided
12) On-site project representation	Not Provided
13) Conformed documents for construction	Architect, excluding Owner Consultant portions
14) As-designed record drawings	Not Provided
15) As-constructed record drawings	Architect / MEP
16) Post-occupancy evaluation	Not Provided
17) Facility support services	Not Provided
18) Tenant-related services	Not Provided
19) Architect's coordination of the Owner's consultants	Architect to coordinate with Civil, Survey & Geotechnical by sharing CAD information for this project phase only.
20) Telecommunications/data design	Not Provided
21) Security evaluation and planning	Not Provided
22) Commissioning	Not Provided
23) Sustainable Project Services pursuant to Section 4.1.3	Not Provided





Service	Responsibility <i>(Architect, Owner, or not provided)</i>
24) Fast-track design services	Not Provided
25) Multiple bid packages	Not Provided
26) Historic preservation	Not Provided
27) Furniture, furnishings, and equipment design	Owner
28) Other services provided by specialty Consultants	Not Provided
29) Other Supplemental Services	Not Provided
30) State Accessibility registration, plan review & inspection	Architect to coordinate services / Owner Cost

**Enhanced Services (Fee available upon request)**

- Acoustical Design
- Energy Modeling
- Structured Cable Design
- Audio/Visual Design
- Security System Design

**Additional Services Hourly Rate (Rates are subject to annual review)**

Additional Services will be billed at the following rates:

- Principal Time \$ 210.00 an hour
- Registered Professional \$ 170.00 an hour
- Designer \$ 135.00 an hour
- Cad Technician \$ 105.00 an hour
- Clerical: \$ 85.00 an hour
- Accounting \$ 125.00 an hour
- Expenses Cost + 10%
- Registered professional site visit \$550.00 per visit

**Direct Reimbursable Expenses**

- Printing outside of the copies and quantities above. All other correspondence by digital transmission.
- Any governmental permit and inspection fees such as building permit will be paid by owner.
- State Accessibility fees for plan registration, plan reviews and inspections by State registered providers.
- AIA Contract Documents.

Reimbursable expenses, such as reproductions, printing, long distance travel, computer plots, postage, deliveries, etc., are billed in addition to professional fees at the reasonable and actual cost to Redline Architecture plus 10%.

**Limitation of Liability**

In recognition of the relative risks and benefits of the project to both the Client and Redline Architecture, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Redline Architecture and their sub-consultants to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Redline Architecture and their subconsultants to all those named shall not exceed Redline Architecture total fee for services rendered on this project. Such claims and causes include, but not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.

**Delays:** The design team is not responsible for damages arising directly or indirectly from any delays for causes beyond the design team’s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in timely manner; failure of performance by the Client or the



Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by the design team to perform its services in an orderly and efficient manner, the design team shall be entitled to a reasonable adjustment in schedule and compensation.

**Agreement**

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. We ask that if this proposal is acceptable, please return a signed copy to Redline Architecture to indicate your acceptance. Upon acceptance, Redline Architecture can execute an AIA B101-2017 Owner – Architect Agreement or B104-2017 Standard Abbreviated for of Agreement between Owner and Architect or B105-Standard Short Form of Agreement between Owner and Architect prior to beginning work.

Please contact us if you have any questions concerning the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Molano".

Telissa Lueckenotte Molano, AIA, NCARB, LEED BD+C  
**REDLINE ARCHITECTURE**

Signature:

---

Client Name / Title: \_\_\_\_\_

Date: January 21, 2020