



December 8, 2023

Honorable Judge Tano E. Tijerina,
Webb County Judge
1000 Houston Street
Laredo, Texas 78040

RE: Contract Amendment for the Webb County Fair Grounds Project

Dear Judge Tijerina:

Attached is our Contract Amendment No. 001 (AIA Document G802-2017) for the Webb County Fair Grounds project. In accordance with the contract agreement, AIA B133-2019 Standard Form of Agreement between Owner and Architect, described in Section 4.2, the fee shall be adjusted in conformity with the significant changes to the Owner's initial program, size, complexity, schedule, and project budget for the Cost of the Work.

Compensation for Additional Services is based on the original stipulated sum fee basis in accordance with the following changes to the project Program, Scope, and Budget.

I. The proposed Scope includes but is not limited to the following:

PHASE I - Secondary Arena, Expo Hall, and Multi-use Event Area Plaza and associated landscaping. Event and associated parking, driveways, lighting, site infrastructure, and detention pond. Utility Infrastructure (water, sewer, fire suppression, power and technology).

PHASE II - Multi-Event Arena, Pavilion, Dirt Barn, site infrastructure, landscaping and event parking

PHASE III - Supplemental Parking, Trailer/ Bus / RV Parking, and Multi-use Outdoor Stage Area.

II. Compensation Adjustment

Below is a summary of the original A/E Fee, fee amendments, and proposed pending additional A/E professional design services fees.

Original Compensation A/E Fees **\$ 1,632,000.00**
(Stipulated sum amount based on 5% of the Owners initial budget for the cost of the work for Main Event Arena Only)

Contract Amendment No. 01 (Adjustment of Fees Per CMAR Cost) **\$ 4,837,517.00**
Additional A/E stipulated fee adjustment based on 5% of the estimated CMAR Cost for the total Phased Webb County Fairground Project cost of \$129,390,354.00 minus the initial project budget of \$30,000,000.00.

Total Amended Fee **\$ 6,469,517.00**

Refer to the attached CMAR Estimate by Leyendecker Construction of Texas Inc.

Our design team looks forward to completing this important project for Webb County. Please feel free to contact us to discuss this matter further should you have any additional questions.

Regards,

Juan Homero Sanchez, AIA,
Principal in Charge
JHS Architect, Inc

Randall L. Hohlaus, AIA LEED AP
Project Architect
Alta Architect, Inc.

CC:
JHS Architect, Inc + Alta
Webb County (Bratton)

Encl: Amendment to Professional Services (AIA Document G802-2017) & CMAR Preliminary Estimate by
Leyendecker Construction of Texas, Inc.
(1 pgs.)

DRAFT

AIA® Document G802™ - 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Webb County Fair Grounds Project
7268 E. Saunders
(US 59) U.S. Highway 59
Laredo, Texas 78043

AGREEMENT INFORMATION:
Date: April 23, 2021

AMENDMENT INFORMATION:
Amendment Number: 001

Date: December 14, 2022

OWNER: *(name and address)*
Webb County, Texas, a political
subdivision of the State of Texas
1000 Houston Street
Laredo, Texas 78040

ARCHITECT: *(name and address)*
Juan Homero Sanchez Architect, Inc.
D/B/A JHS Architects, Inc.
6909 Springfield Ste. 107
Laredo, Texas 78040

The Owner and Architect amend the Agreement as follows:

In accordance with the Architect /Owner Agreement, the Architect's Professional Services fee shall be adjusted in conformity with the significant changes to the Owner's initial program, size, complexity, schedule, and project budget for the estimated Cost of the Work.

(Refer to attachment JHS Architect, Inc. Letter, "Contract Amendment for the Webb County Fairgrounds Project", dated December 8, 2023, 2 pgs.)

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

Compensation Adjustment:

The Owner's initial contract budget for the Cost of the Work: \$30,000,000.00
Estimated CMAR cost for Webb County Fairgrounds Project Phase I, II and III: \$129,390,354.00
(Attachment: Leyendecker Construction of Texas, Inc. Preliminary Budget, dated October 18, 2023, 1 pg.)

Original A/E Basic Services Contract Fees: \$1,632,000.00
(Stipulated Sum based on 5% of Owners Initial Budget)

Adjusted A/E Basic Services Contract Total Fee Amount: \$6,469,517.00
(Stipulated Sum based on 5% of the estimated CMAR cost for Webb County Fairgrounds Project Phase I, II and III of \$129,390,354.00 minus the initial project budget of \$30,000,000.00)

Additional A/E Basic Services Fee Amount: \$4,837,517.00

Schedule Adjustment:

TBD

SIGNATURES:

Muñoz and Company, Inc +
Metaform Studio Architects, Inc.

ARCHITECT *(Firm name)*

Webb County, Texas

OWNER *(Firm name)*

SIGNATURE
Randall L.Hohlaus, AIA
Principal

PRINTED NAME AND TITLE
September 30, 2022

DATE

SIGNATURE

PRINTED NAME AND TITLE

DATE

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