

10/9/18
Item #32

AUSLAND ARCHITECTS

ARCHITECTURE + PLANNING + INTERIORS

February 14, 2018

Honorable Judge Tano E. Tijerina
Webb County Judge
1000 Houston Street, 3rd Floor
Laredo, Texas 78040

RE: Contract Amendment for the Webb County Youth Village Rehabilitation Center Project

Dear Judge Tijerina:

Attached please find our Contract Amendment No. 03 (AIA Document G802-2007) for Webb County Youth Village Rehabilitation Center Project (WCYVRC). The amendment to the professional services contract is based on the seven and a half percent (7.5%) of the final construction cost of three million six hundred eighty six thousand two hundred dollars (\$ 3,686,200.00). The information was presented during the Commissioner's Court meeting held on December 11, 2017. Ausland Architects in association with Metaform Studio presented Value Engineering options and revised costs received from Summit Building and Design for the WCYVRC project. The Court reviewed and approved Option 1 with a final construction cost of (\$ 3,686,200.00).

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

I. Original Compensation A/E Fees (*7.5% of estimated construction cost)	\$ 174,365.00
Note: The fee was based on a preliminary project program.	
II. Contract Amendment No. 03 (Adjustment of Fees per Final Bldg. Cost) Additional A/E fees adjustment based on 7.5% of final construction cost of \$3,686,200.00. (Civil Engineering fees not included per contract)	\$ 102,100.00
III. Total Amended Fee	\$ 276,465.00

Ausland Architects in Association with Metaform Studio has completed the design phase and bid phase of the project and will proceed with the construction administration phase.

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

Regards,


Kennedy Whiteley, Project Architect
Ausland Architects + Metaform Studio

Encl: Amendment to Professional Services (AIA Document G802-2017) & Fee Summary- 1 Copy
VE Presentation to Commissioner's Court (as presented on December 11, 2017) - 1 Copy

DRAFT AIA® Document G802™ - 2017

Amendment to the Professional Services Agreement

PROJECT: (name and address)
Webb County Youth Village
Rehabilitation Center
111 Camino Nuevo Road at Hwy
359
Laredo, Texas 78046

AGREEMENT INFORMATION:
Date: 10/31/2013 Amendment
Number: 002

AMENDMENT INFORMATION:
Amendment Number: 3

Date: 02/07/2018

OWNER: (name and address)
Webb County, subdivision of State
of Texas
1110 Washington Street
Laredo, Texas 78040

ARCHITECT: (name and address)
Ausland Architects in association
with Metaform Studio Architects
6626 Silvermine Drive, Suite 700
Austin, Texas 78736

The Owner and Architect amend the Agreement as follows:

Admndment to the professional services contract for adjustments to the Architectural, Structural and
MEP Engineering contract based on precentage of final contract cost.

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

Compensation Adjustment:

Compensation is based on 7.5% of final contract amount of three million six hundred eighty six thousand
two hundred dollars. (\$3,686,200.00). Adjusted fee amount total: two hundred seventy six thousand four
hundred sixty five dollars. (\$276,465.00)

Schedule Adjustment:

N/A

SIGNATURES:

Ausland Architects
ARCHITECT (Firm name)

Webb County
OWNER (Firm name)

SIGNATURE
Kennedy C Whiteley
Architect
PRINTED NAME AND TITLE

SIGNATURE
PRINTED NAME AND TITLE

DATE

DATE

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Contract Fee Summary

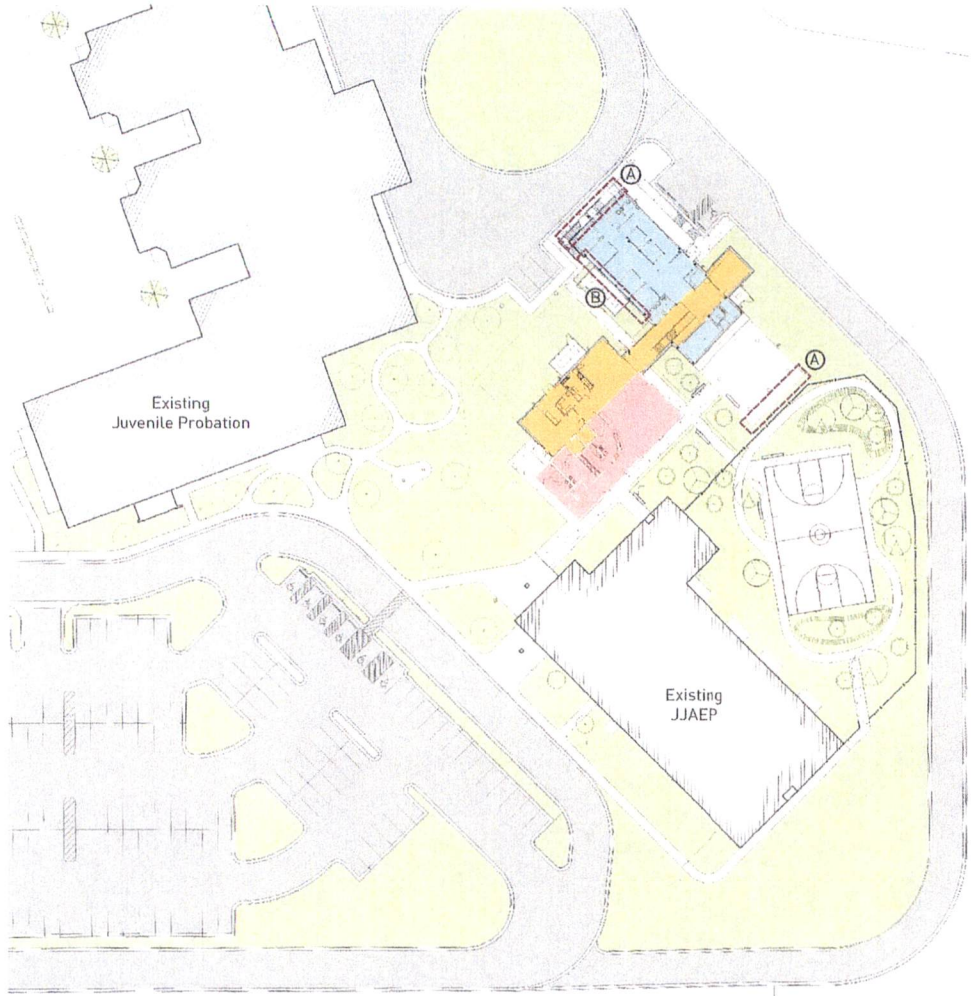
Construction Contract Total:	\$3,686,200.00
Fee:	0.075 of total Project Cost
Fee Amount (Amended Fee):	\$ 276,465.00
Original Fee:	\$ 174,365.00
Remaining Unpaid on Original Fee:	\$ 43,591.25
Additional Fee:	\$ 102,100.00
Total Unpaid Fee:	\$ 145,691.25
Paid to Date on Original Fee	\$ 130,773.75

Fee Breakdown

Schematic Design (15%)	\$ 41,469.75
Design Development (20%)	\$ 55,293.00
Construction Documents (45%)	\$ 110,586.00
Bidding Phase (5%)	\$ 13,823.25
Construction Administration (20%)	\$ 55,293.00

Exhibit C

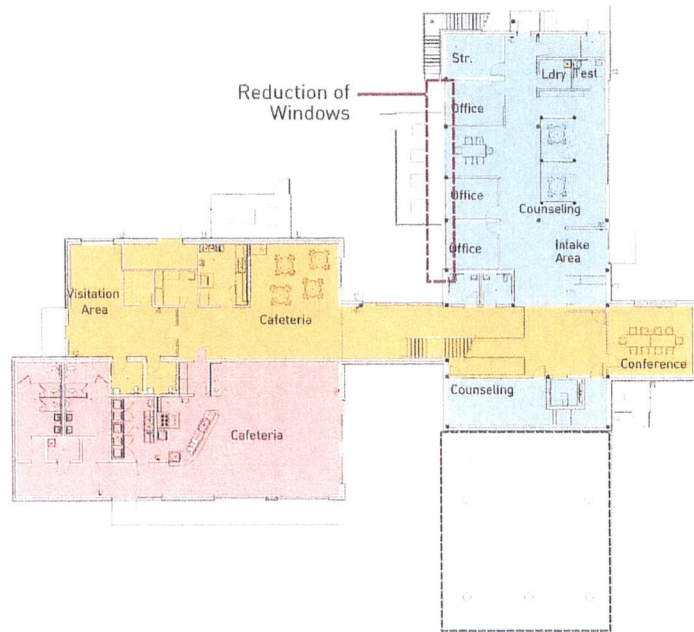
Option 1 - Value Engineering Summary



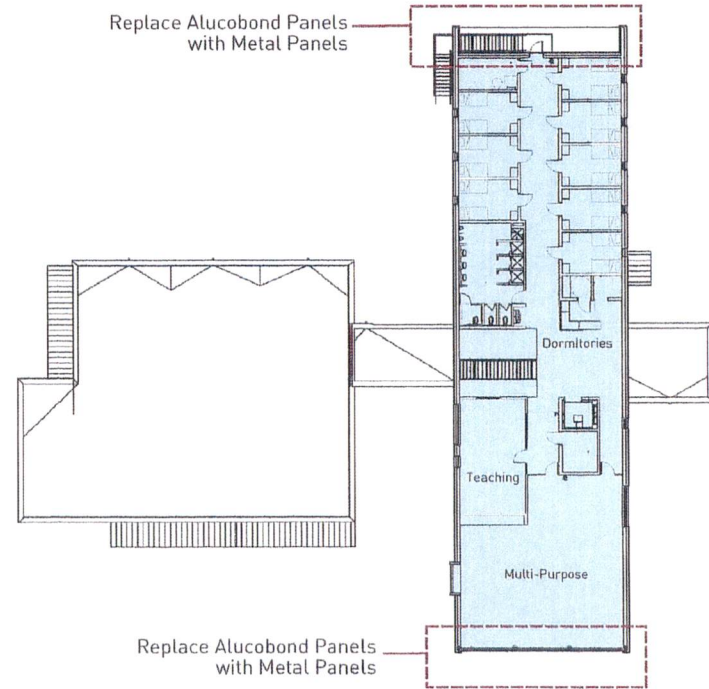
I. Original Bid Amount	\$ 3,840,000.00
II. Contractor VE (In-kind Reduction)	(\$ 30,000.00)
III. Proposed VE Items	
A. Replacement of Alucobond with metal panel	(\$ 17,000.00)
B. Reduction of Windows West Elev. (133sf @ \$46/sf)	(\$ 6,118.00)
C. Contractor In-kind (Accommodation and Travel)	(\$ 5,232.00)
D. Testing & Geotechnical	(\$ 5,450.00)
E. Reduction of Project Contingency	(\$ 90,000.00)
	VE Reduction Total (\$153,800.00)
IV. Revised Building Cost	\$ 3,686,200.00
(Not Incl. Development Costs)	

Exhibit C

Option 1 - Proposed Changes



First Floor



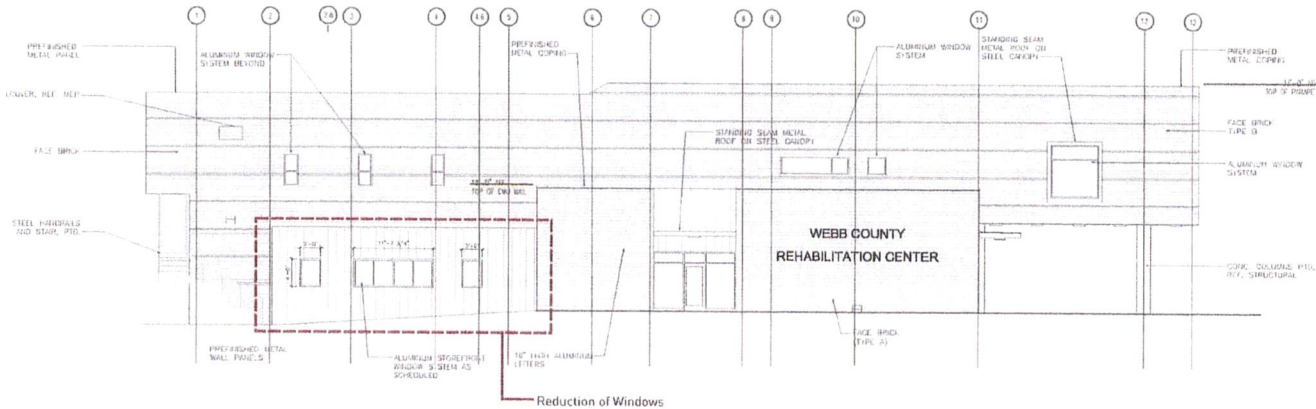
Second Floor

Legend

- JJAEP Dining Area
- Rehabilitation Center Dining
- Rehab. Counseling & Dormitories
- Proposed Changes

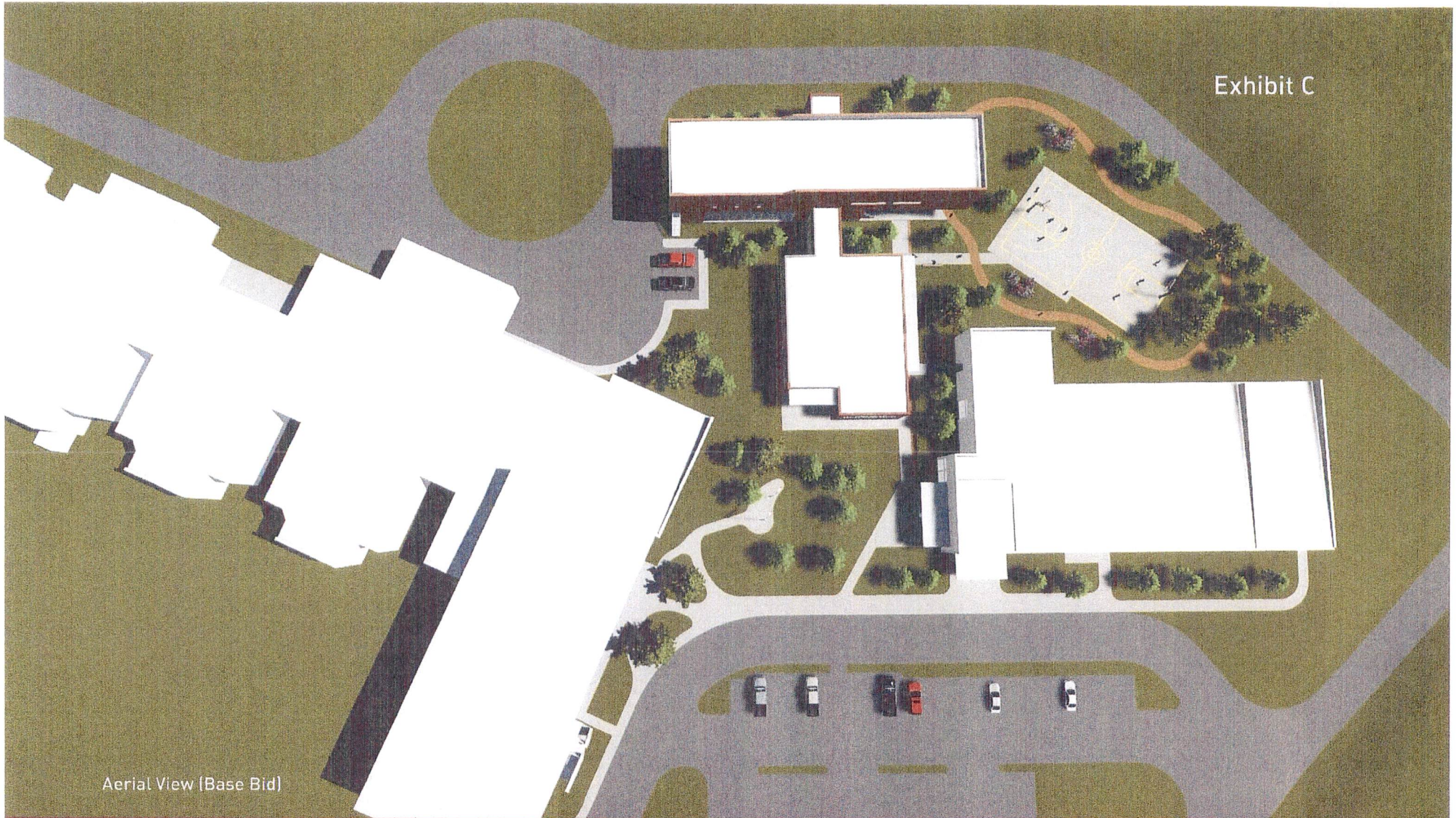
Exhibit C

Option 1 - Proposed Changes



Proposed Modifications (VE)

Exhibit C



Aerial View (Base Bid)