

**INDEFINITE DELIVERY INDEFINITE QUANTITY
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
JAIME BEAMAN, AIA, INC., DBA CASABELLA ARCHITECTS**

TFC CONTRACT NO. 18-043-000

ASSIGNMENT NO. 1

THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 1 (hereinafter referred to as "Assignment No. 1" or "Assignment") is entered into by and between the Texas Facilities Commission, located at 1711 San Jacinto Boulevard, Austin, Texas 78701 (hereinafter referred to as "TFC") and Jaime Beaman, AIA, Inc., dba Casabella Architects located at 3821 Juniper Trace, Suite 104, Austin, Texas 78738 (hereinafter referred to as "PSP") (TFC and PSP are hereinafter referred to individually as a "Party" or collectively as "Parties"), to be effective on the Effective Date (as defined below) and the terms and conditions of which are as follows.

DESCRIPTION OF PROJECT: The project for which PSP agrees to provide Professional Services is generally described as design services for a building space study and feasibility studies of the Texas Board of Professional Engineer's Building located at 1917 South IH-35, Austin, Texas (hereinafter referred to as the "Project"), as set forth in "Exhibit A-1," PSP's IDIQ Assignment No. 1 Proposal dated June 1, 2018, attached hereto and incorporated herein for all purposes and consisting of two (2) pages.

DURATION OF ASSIGNMENT: The scope of services of this Assignment No. 1 shall be completed no later than August 31, 2019, unless terminated earlier as provided in Section 3.2 of the Agreement. The schedule is subject to adjustments for possible time extension; however, any extension of time must be approved by the TFC and shall require an amendment to Assignment No. 1.

SPECIAL TERMS AND CONDITIONS OF ASSIGNMENT: Terms and conditions shall be in accordance with the Agreement, any Special Conditions, and with this Assignment No. 1.

SUB-CONTRACTORS TO BE UTILIZED FOR PROJECT: PSP shall perform the services under this Assignment No. 1 with its own forces unless otherwise specified. If the scope of services is less than \$100,000.00, a HUB Subcontracting Plan (HSP) is not required. If the scope of services will exceed \$100,000.00, PSP shall submit an HSP for approval pursuant to Section 11.2 of the Agreement.



FEE FOR BASIC SERVICES: Fee for the services set forth in this Assignment No. 1 shall not exceed the sum of Thirty-Two Thousand One Hundred and No/100 Dollars (\$32,100.00). No more frequently than once per month, PSP shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. Any reimbursable expenses, if allowed, shall be in accordance with Section 4.6 of the Agreement.

IDENTIFICATION OF PSP PROJECT MANAGER AND ALL SUBCONTRACTOR: For this Assignment No. 1, PSP shall identify the Project Manager, PSP's employees and all subcontractors assigned to this project on the List of Project Manager and Subcontractors (hereinafter referred to as the "List"), attached hereto and incorporated herein for all purposes as "Exhibit B-1."

TFC reserves the right to approve the appointment of the PSP Project Manager and to demand that the Project Manager, and any of PSP's employees or subcontractors, be removed and replaced if, in the sole opinion of TFC, their performance on this project or any other projects, is and/or was inadequate or their continued involvement with the Project is, will, or has become detrimental to the timely and successful completion of the project.

The Project Manager and Subcontractors identified in the List shall not be replaced by PSP, nor shall any other subcontractors be engaged by PSP, unless prior written consent is obtained from TFC, which consent shall not be unreasonably withheld, conditioned, or delayed.

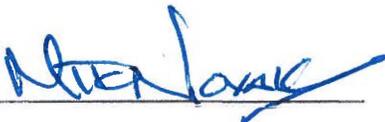
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ENTIRE AGREEMENT AND MODIFICATION: The Agreement and this Assignment and their integrated attachment(s) constitute the entire agreement of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Assignment specifically displays a mutual intent to amend a particular part of this Assignment, general conflicts in language between any such attachment and this Assignment shall be construed consistently with the terms of this Assignment. Unless otherwise expressly authorized by the terms of this Assignment, no modification, renewal, extension, or amendment to this Assignment shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto.

This Assignment shall be effective as of the date of the last Party to sign.

TEXAS FACILITIES COMMISSION

By: 

Mike Novak

Executive Director

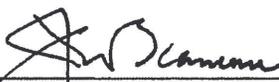
Date of execution: 11-20-18

NRC G.C.

mx Dir.

mw D.E.D.

CASABELLA ARCHITECTS

By: 

Print Name: JAIME BEAMAN, AIA

Print Title: PRESIDENT

Date of execution: 11-20-18



EXHIBIT A-1

PSP'S IDIQ ASSIGNMENT NO. 1 PROPOSAL DATED JUNE 1, 2018





June 1, 2018

Kathryn Panak, Senior Project Manager
 Texas Facilities Commission
 Facilities Design & Construction
 1711 San Jacinto Blvd.
 Austin, TX 78701

**Reference: Texas Board of Professional Engineers (TBPE) Building
 Fee Proposal for Facility Assessment- Revision 02**

Dear Ms. Panak:

CasaBella Architects appreciates the opportunity to provide a proposal for professional design services to perform a building assessment for the above referenced project.

We have visited the existing facility to better understand the project and to develop a scope of work that we believe will serve the Texas Facilities Commission and TBPE in its effort to determine the cost effectiveness of renovating the building and/or construction of a new addition to accommodate additional staff. Based on our site visit and conversations with Ms. Misti Shumate (TBPE), we propose the following scope of work:

Scope of Work

- Review copies of record drawings to gain an understanding of existing systems
- Develop CAD drawings (floor plans) to reflect current space use and distribution
- Perform interior visual assessment including ceilings, walls, flooring, doors and other Interior architectural elements
- Perform an accessibility assessment to identify accessible routes, doors, door hardware, restrooms and other issues
- Code Analysis looking at life safety, exiting requirements and related issues.
- Visual assessment looking at existing mechanical, electrical and plumbing systems. It is our understanding that the existing HVAC rooftop units were installed in 2013 and are in good operating condition.
- Civil Engineering narrative describing site development issues for construction of new building addition
- Engineering narrative outlining structural systems for building addition
- Develop three space planning design options to increase staff capacity (10-15 people) in the near future. These options will be based on the following considerations:
 - Re-organization of current offices and support spaces within the existing building roof and walls
 - Construction of new building addition to accommodate future growth.
 - Alternative design exploring further development of either option above or a combination of both
- Rough Order Magnitude (ROM) cost estimates for each design option described above
- Final report

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Exclusions:

- Geotechnical Report
- Building Envelop assessment looking at the condition of perimeter walls, windows, doors and roof systems. It is our understanding that the roof was recently replaced and is in good condition
- Destructive work to identify potential problems at the building shell
- Additional iterations to the three options approved during the 60% design presentation meeting.

FEE

Our fee for this work is a lump sum amount of \$32,100 and is broken down as follows:

CasaBella Architects	\$13,000
Encotech Engineering (MEP)	\$10,000
Steinman+Luevano Structures	\$4,500
Urban Design Group (Civil)	\$2,500
Altura Solutions (TAS/ADA)	<u>\$2,100</u>
TOTAL	\$32,100

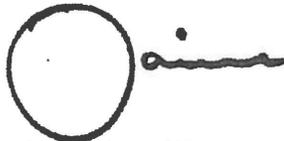
We will submit our invoice monthly based on percentage of completion. Reimbursable expenses (ie.: copies) are not included in the above fee.

CasaBella Architects and Encotech will be actively involved in the development of the three different design options. Steinman+Luevano Structures will participate in two options to the extent required by the design(s). Urban Design Group will assist with feedback on one option. Altura Solutions's scope is limited to assessment of existing conditions related to site and building accessibility. Recommendations to correct any deficiencies will be made by CasaBella Architects.

Additional design services; not included in the original scope of work, will be billed on an hourly basis per previously approved rates in the original master agreement. Owner approval will be required prior to performing the work and invoicing.

Please do not hesitate to give us a call if you have any questions or need additional information. Thank you very much for considering our proposal and look forward to working with you on this project.

With warmest regards,



Jaime Palomo, AIA
Vice-President



EXHIBIT B-1

LIST OF PSP'S PROJECT MANAGER AND SUBCONTRACTORS



**LIST OF PSP PROJECT MANAGER
AND
SUBCONTRACTORS**
(Name, Company Name, Address & Contact Person (Project Manager))

A. PSP Project Manager: CasaBella Architects	Jaime Palomo, AIA 3821 Juniper Trace #104, Austin TX 78738 (512)458-5700 jpalomo@casabella-architects.com
B. Subcontractors:	
Encotech Engineering (MEP)	1. Lucas Stockburger, PE 8500 Bluffstone Cove, B-103 Austin TX 78759 (512)758-7780 lucas.stockburger@eec-tx.com
Steinman Luevano Structures (Structural)	2. Richard Luevano, PE 5901 Old Fredericksburg Rd, B101 Austin TX 78749 (512)891-6766 x 302 rich@slstructures.com
Urban Design Group (Civil)	3. Don Sansom, PE 3660 Stoneridge Road, Suite E101 Austin TX 78746 512-347-0040 x 111 dsansom@udg.com
Altura Solutions (Accessibility TAS/ADA)	4. Elaine Andersen, RAS 4111 Medical Pkwy #301 Austin TX 78756 (512)410-7059 elaine@alturalp.com

