

**INDEFINITE DELIVERY INDEFINITE QUANTITY
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
MCKINNEY ARCHITECTS, INC., DBA
MCKINNEY YORK ARCHITECTS**

TFC CONTRACT NO. 18-045-000

ASSIGNMENT NO. 1

THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 1 (hereinafter referred to as the "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 McKinney Architects, Inc., dba McKinney York Architects located at 1301 East 7th Street, Austin, Texas 78702 (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 providing furniture and fixtures services (hereinafter referred to as "F & F") for the interior fit-out of each of the nine (9) levels and basement of the North Austin Complex office tower. Services shall include, but are not limited to: (i) coordinate space planning, floor plans, finish plans and power data plans; (ii) document and develop F & F specifications for the modular and systems furniture; (iii) assist in bidding the F & F packages; and (iv) oversee construction administration of the modular and systems furniture packages (hereinafter referred to as the "Project"), as further depicted in "Exhibit A-1," PSP's IDIQ Assignment No. 1 Proposal dated November 16, 2017, attached hereto incorporated herein for all purpose and consisting of nineteen (19) pages.

DURATION OF ASSIGNMENT: The scope of services of this Assignment No. 1 shall be completed no later than September 25, 2021, 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 Two Hundred Ninety Three Thousand Three Hundred Twenty Five and No/100 Dollars (\$293,325.00). No more frequently than once per month, 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.

TEXAS FACILITIES COMMISSION

**MCKINNEY ARCHITECTS, INC., DBA
MCKINNEY YORK ARCHITECTS**

By: 

By: 

Kay Molina

Print: Michelle Rossomando

General Counsel

Title: Vice-President

Date of Execution: 12/20/17

Date of Execution: 12-19-2017

 G.C.

 Dir.

 D.E.D.

EXHIBIT A-1

TFC CONTRACT NO. 18-045-000

ASSIGNMENT NO. 1

MCKINNEY YORK ARCHITECTS

PSP PROPOSAL DATED NOVEMBER 16, 2017

November 16, 2017

Mr. Mark Diaz, RA, CTCM
Project Manager
Texas Facilities Commission
Facilities Design & Construction
1711 San Jacinto Blvd.
Austin, TX 78701
Office (512) 463-5554
mark.diaz@tfc.state.tx.us

**RE: Proposal for Professional Services
INDEFINITE DELIVERY INDEFINITE QUANTITY
PROFESSIONAL SERVICES AGREEMENT
CONTRACT NO. 18-045-000
ASSIGNMENT NO. 01**

Dear Mr. Diaz:

McKinney York Architects (MYA) is pleased to provide this proposal for Professional Services for Furniture Planning for the Texas Facilities Commission (TFC) North Austin Complex (NAC) Building A (the PROJECT) at the site of the current John H. Winters Building grounds, 701 W 51st Street Austin, TX 78751.

TFC has established a Furnishings Budget for the PROJECT of \$4,200,000 dollars for items to be provided by TFC. The PROJECT scope includes new furnishings for approximately 406,000 gross square feet of Building A as defined in the Scope of Work below.

No existing furniture will be reused or relocated as part of the scope of work of this project. Our project manager has approved the use of AutoCAD 2016 for the PROJECT.

A. The most restrictive requirements of the following codes and standards will govern:

1. NFPA 101 Life Safety Code – Latest adopted edition per SFMO (TGC 417.008(e) establishes the SFMO as the AHJ for fire safety in all state owned buildings).
2. International Code Council (ICC) family of codes (latest published editions).
3. NFPA 70: National Electrical Code (latest published edition).
4. NFPA 70E: Standard for Electrical Safety in the Workplace;
5. ASHRAE 90.1: Energy Conservation Design Standard for State-Funded Buildings (latest adopted edition per SECO);
6. Americans With Disabilities Act of 1990 (as currently amended);
 - a. 2010 ADA Standards for Accessible Design – 2010 Standards for State and Local Governments Title II;
7. TGC Chapter 469, Elimination of Architectural Barriers;
 - a. 2012 Texas Accessibility Standards (and Technical Memoranda).

B. State of Texas properties are not subject to municipal or local codes, however TFC projects should be generally consistent with local land use practices. Cooperation with local services such as fire, watershed and utilities is advantageous to TFC projects.

Scope of Work

Building A is planned as approximately 406,000 gross square feet on nine (9) above grade levels and a tenth (10th) basement level. Preliminary space planning and furnishings layouts on Design Update floor plans, dated 10.18.17 attached as "Exhibit A", have been provided by the Owner and will serve as the basis for the design. Additional information from the Room Data Sheets included in the Program Document dated 06.16.17 will be utilized for spaces not showing furnishing layouts on floor plans.

Furniture Planning services are requested as follows:

- Programming and Space Planning for Basement Level and Level 1 spaces not showing furnishing layouts in Exhibit A.
- Design, Selection and Documentation for furnishings indicated for Basement, Level 1, Levels 2-7, Levels 8&9 spaces as follows:

Basement Level	Mailroom Janitorial Services TFC Workshop	Modular
Level 1	Office 1.101 Training Administration Wksth Tech Workstations Security Office Badging Room IT Office	Modular
Level 1	Standard Training Rooms VTC Training Rooms Expandable Training Rooms	Loose
Level 1*	Large and Small Lobby (Corridor) Waiting/Reception	Loose
Level 1*	Dining Room Dining Operations Office	Loose
Levels 2-9	Break Room	Loose
Levels 2-9	Standard Office OFC2 Manager Office OFC3 Executive Office OFC4 Workstation Areas WS3 Workstation Areas WS4	Modular
Levels 2-9*	Huddle Room MR3 Standard Conference Room MR4 Medium Conference Room MR5 Large Conference Room MR6 XLarge Conference Room	Loose
Levels 2-9*	Quiet Room	Loose

- Coordinate with the AOR's space planning floor plans, finish plans and power/data plans
- Coordinate with the Owner/Tenant's selected chairs via Owner/Tenant provided cut sheets
- Coordinate with the Owner/Tenant's selected equipment via Owner/Tenant provided cut sheets or AOR documents
- Line items denoted with asterisk (*) indicate Optional Additional Services requested by Owner with itemized fees below.

Furniture Planning services excluded as follows:

- Security Desk check points, all levels
- Copy Rooms, all levels
- All desk chairs for offices and cubicle workstations
- All Basement and Level 1 spaces not listed in scope of work chart above
- All loose furniture in Workstation Areas Levels 2-9 including elevator lobbies, building ends, gathering areas, and executive lounge areas.
- All equipment including Kitchen Grab-And-Go Equipment; Break Room appliances, refrigerators, microwaves, and vending machines; fitness center and exercise equipment; computers, monitors, televisions or other screen displays, fax machines and copiers, task lights and floor lamps.
- Other items such as white boards, tack boards, directories, trash cans, waste baskets, recycling bins and artwork.

Following is a brief description of the various phases of services and the related deliverable requirements. All presentation meeting materials will be reviewed with the TFC Project Manager before the meeting either via digital copy email or hard copy delivery. MYA shall be responsible for taking meeting notes at all meetings attended which will then be circulated with Owner and approved, becoming part of the Project documentation. At each phase, MYA shall obtain Owner's written approval before proceeding to the next phase.

Programming

MYA shall consult with the Owner to ascertain the applicable requirements of the Project and shall review the understanding of such requirements with the Owner.

- Attend a project orientation kick-off meeting with the Owner (and AOR, building occupants, or other stakeholders as determined by the Owner) to discuss building program, client goals and parameters, to understand the philosophy and culture of the Owner, to learn furnishing standards of TFC and the building occupants.
- Provide a client presentation meeting including overview of systems furniture and trends in open office furniture planning.
- Verify the accuracy and completeness of the space planning and furnishings layouts, dated 10.18.17 attached as "Exhibit A" provided by the Owner.
- Conduct interviews with the Owner's representatives for specific areas of the facility not yet programmed within the project scope, reviewing all current departmental programming data sheets with Owner's representatives. A meeting shall be held with the Owner to go over the results of these interviews with Owner's representatives.
- Develop a comprehensive list of new furnishings required for this project based on space planning and furnishings layouts, dated 10.18.17 attached as "Exhibit A". A coding system shall be developed for use in the project documents and layouts.
- Confirm existing furnishings will not be reused for this project. If it is determined that existing furniture items are slated for possible reuse, an inventory of existing furniture items and a comprehensive list of existing furnishings to be reused for this project shall be developed as additional services.

- Refine the current preliminary Furnishings Budget for the new furnishings based on further programming input such as the input gathered from interviews with the Owner's representatives.
- Update a Project schedule with the input of the Owner using current construction schedule.
- Based on input from the Owner, document the applicable requirements necessary for the various Project functions and/or operations for Furnishings.
- Deliverables for this phase include: Space planning layouts for spaces not previously programmed, confirmed/revised space planning layouts for spaces previously programmed, programming report including comprehensive list of new furnishings required for this project, applicable requirements for furnishings, preliminary project budget and updated project schedule.

Schematic Design

MYA shall work closely with Owner and AOR in preparation of Schematic drawings and shall specifically conform to Owner's requirements regarding aesthetic design issues. Primary consideration should be given to selection of furnishings that are appropriate in style and durability to TFC standards. Furnishings shall be of commercial grade quality, intended for long-term use.

- Prepare preliminary furnishings layouts for all floors to scale, clearly delineating with codes the new furnishings. The spaces will be laid out to incorporate the furnishings listed in the program document, and updated by the interview information during the programming stage. New furnishings layouts shall be on architectural backgrounds provided by the Owner. These drawings shall be produced on AutoCAD or compatible.
- Coordinate preliminary furnishings layouts with the MEP drawings provided by the Owner.
- Prepare preliminary furniture recommendations, with such data and illustrations as may be appropriate for the Project to indicate style, finishes, appearance and functional operation.
- Confirm modular furnishings of each same type are same or similar in each room or space of same type. For example, all workstations identified as WS4 shall have the same layout, components, and finishes regardless of floor level or department. If it is determined that modular furnishings of each same type are not the same or similar, variations on layout, components, and finishes shall be developed as additional services.
- Presentation meeting of Preliminary Furnishings Selections of proposed choices for all scope areas to the Owner. Include data and illustrations as may be appropriate for the project to indicate style, finishes, appearance, and functional operation.
- Organize and lead Owner and building occupant stakeholder group tours (not more than two half-day field trips) of selected proposed furniture items at local showrooms to review samples.
- Provide a presentation meeting of Preliminary Furnishings Finish and Material selections of proposed choices for all scope areas to the Owner.
- Provide a cost estimate to confirm adherence to Furnishings Budget.
- Deliverables for this phase include: AutoCAD floor plan layouts showing furnishings, coordination of furnishing layouts with MEP layouts, presentation meeting deliverables including selections of furnishings with

illustrations including finishes and materials, updated project budget and furnishings costs, and updated project schedule.

Design Development

Based on refinements required resulting from the Schematic Design process, MYA shall prepare and present to the Owner such revised data and illustrations for Furniture as may be appropriate for the Project to indicate style, finishes, appearance and functional operation.

- Provide up to two (2) follow-up review presentations with the Owner and groups requested by Owner, to obtain final approval. Prepare revisions to documents and illustrations as needed to reflect the outcome of each meeting. Revisions shall be indicated in list form and added to the meeting minutes.
- Research all proposed furnishings selections to obtain unit cost, size, finish and fabric choices, regulations and code compliance, including ADA compliance, lead times and availability, warranties and special requirements and restrictions.
- Arrange for procurement and transportation of selected movable furnishings evaluation samples and mock-ups for review by the Owner.
- Recommend colors, materials, and finishes for all Furnishings identified for the Project and prepare presentation boards showing examples of each for each designated area for Owner's use and obtain written approval on same.
- Revise new furnishings layouts on architectural background backgrounds provided by the Owner. These drawings shall be produced on AutoCAD 2016. Coordinate with Owner provided AOR drawings for any updates to building package.
- Provide a list or drawings indicating any ADA, life, safety, and code compliance issues as they relate to furnishings.
- Confirmation that furnishing items have been coordinated with the mechanical, electrical, and audio/visual drawings and that conflicts with thermostats, wall switches, fire extinguishers, and any other potential conflicts have been identified.
- Provide a coded distribution list by item for all items including an updated cost for each item, designated room by room. This shall coordinate with floor plans.
- Provide a cost estimate to confirm adherence to Furnishings Budget.
- Provide a presentation of catalog cut sheets of each Furnishings item.
- Provide an item description list detailing the quantity and brief description of each item scheduled to go into each space. The distribution coding shall correspond to the codes shown on the set of architectural plans showing furniture layouts.
- Deliverables for this phase include: AutoCAD floor plan layouts showing furnishings, coordination of furnishing layouts with MEP layouts, presentation meeting deliverables including finishes and materials with sample boards, coded distribution list by item for all items, catalog cut sheets for all items, updated project budget and furnishings costs, and updated project schedule.

Construction Documents

Based on the approved Design Development submissions, MYA shall prepare the Contract Documents for approval by the Owner. These Contract Documents shall include the Project Specification Manuals and plans showing architectural

elements and Furnishings layouts. These documents shall set forth in detail the requirements the fabrication, procurement, shipment, delivery and installation of all Furnishings necessary for the Project. Most items shall be procured from a Prenegotiated Contract source such as TXMAS or US Communities through a qualified vendor via Purchase Order. All other items shall be procured through an Best Value Process.

- Prepare final new furnishings layouts on architectural background backgrounds provided by the Owner. These drawings shall be produced on AutoCAD 2016. Coordinate with Owner provided AOR drawings for any updates to building package.
- Prepare specifications that include a clear and detailed description, construction details as required, dimensions, manufacturer's name and model number, materials, finishes, and other pertinent descriptive product information or special notes required using Basis of Design.
- Provide specifications and distribution lists for all Furnishings items in printed form and one electronic copy.
- Prepare the specification, solicitation, and installation requirements for all items in the Project.
- Provide a cost estimate to confirm adherence to Furnishings Budget.
- Attend meeting with Owner to review project with TCI for bidding purposes.
- Deliverables for this phase include: AutoCAD floor plan layouts showing furnishings, specifications and distribution lists for all Furnishings items, updated project budget and furnishings costs, and updated project schedule.

Bidding/Negotiation

Following the Owner's approval of the Contract Documents and cost estimate, MYA shall assist the Owner with the bidding process. The Owner shall produce and distribute the purchase orders.

- Distribute Contract Documents to vendors proposing on the Prenegotiated Proposal Specifications and the Open Bid Proposal Specifications.
- Make recommendations to the Owner regarding the award of Contracts for Furnishings.
- Evaluate proposed substitutes as to whether or not such items can be acknowledged as accepted equivalents and publish in an addendum as such.
- Respond to inquiries made by prospective Proposers and issue clarifying addenda.
- Conduct an analysis of all proposals received in response to the above documents and make recommendation to the Owner regarding same.

Construction Administration

MYA shall, on behalf of the Owner, provide administration of the Contracts or Purchase Order(s) for Furnishings only as set forth below in the following paragraphs. The Furniture Planner shall be a representative of the Owner during the Contract Administration Phase, and shall advise and consult with the Owner.

- Coordinate the schedules for delivery and installation of all Furnishings items with the Contractors, but shall not be responsible for any

malfeasance, neglect or failure of any Contractors or suppliers to meet their schedules for completion or to perform their respective duties and responsibilities. Coordinate with the Owner and Contractors in the development of a proposed installation schedule with specifics regarding use of elevators, loading docks, building and room access, method of recording receipt of products, and time and sequencing information.

- Review and approve or take other appropriate action upon Contractors' submittals such as Shop Drawings, Product Data and Samples, but only for conformance with the specifications and design concept of the Work and with the other information given in the Contract Documents.
- Visit the site per established schedule at the Project premises to check the quality and quantity of the Furnishings items being installed, confirm adherence to the contract documents, to check for damage to same and to maintain and update the installation schedule. Thirty (30) days, not more than 8 hours per day, are included in the scope for site visits during installation. Additional site visit days or visits totaling more than 8 hours per day in duration shall be additional services. Continuous on-site inspections shall be additional services.
- Review the final placement of all items and inspect for damage, quality, assembly and function in order to determine that all Furnishings are delivered and installed in accordance with the Contract Documents. Five (5) days, not more than 8 hours per day, are included in the scope for site visits during final review. Additional site visit days or visits totaling more than 8 hours per day in duration shall be additional services.
- Written deficiency lists shall be prepared by the Furniture Planner and submitted to the Owner and Contractor and re-examinations made after corrections or replacements are made by the Contractor.
- Render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of the Owner or a Contractor, and shall render written decisions, within a reasonable time, on all claims, disputes and other matters in question between the Owner and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.
- Receive and forward to the Owner for the Owner's review written warranties and related documents required by the Contract Documents and assembled by each Contractor.
- Prepare As-Built Manuals at the conclusion of the installation of furniture and related punch work and transmitted to the Owner. These shall be used as a reference for future furniture purchases. They shall contain corrections to the specifications and drawings to reflect changes made at the conclusion of the project as well as as-built drawings, descriptions, specifications, distributions, catalogue photos, samples of fabric, materials and finishes of each item.

Submittals for Design Reviews:

- The following project milestones will be submitted for design reviews at the respective stage of project development: Programming, Final Schematic Design, Final Design Development, 90% Construction Documents, Final Construction Documents, Bid Documents, Record Documents.

Exclusions

Services described in the TFC Professional Architectural/Engineering Services Agreement are not applicable to the project as understood by all parties at the execution of this agreement and are therefore excluded from the Architect's scope of services. Other exclusions include:

- Any work or costs related to site development permitting, building permitting, traffic impact analyses, or other efforts related to compliance with the laws, rules, regulations, or ordinances of local authorities such as the City of Austin because it is understood that the state property is not subject to the authority of these jurisdictions.
- Site visits for Observation or meetings during the Construction Phase in excess of those described as included.
- Effort for LEED compliance or certification or specific sustainability goals.
- Departmental or staff assignments to spaces or rooms on the floor plans or furnishings plans
- Custom designed furnishings not available through furnishings manufacturers
- Wayfinding and signage
- RAS plan review or inspection fees
- Other services and expenses which may become necessary for the completion of this project but which are not anticipated at this time.

Schedule of Compensation

The basis for compensation shall be as follows:

Programming Services:

Programming and Space Planning for Basement Level and Level 1 spaces not showing furnishing layouts in Exhibit A.

- The basis for compensation shall be a stipulated sum of \$14,500.

Basic Services:

Design, Selection and Documentation for furnishings indicated for Basement, Level 1, Levels 2-7, Levels 8&9 spaces as detailed above in the Scope of Work.

- The basis for compensation shall be a stipulated sum of \$250,000.

Optional Additional Basic Services:

Design, Selection and Documentation for furnishings as indicated below. Optional Additional Basic Services added to the Scope of Work after completion of Design Development shall be additional services.

Level 1* Large and Small Lobby (Corridor) and Waiting/Reception:

- The basis for compensation shall be a stipulated sum of \$9,500.

Level 1* Dining Room and Dining Operations Office:

- The basis for compensation shall be a stipulated sum of \$5,000.

Level 2* Huddle Room MR3, Standard Conference Room MR4, Medium Conference Room MR5, Large Conference Room MR6, and XLarge Conference Room:

- The basis for compensation shall be a stipulated sum of \$26,500.

Level 2* Quiet Room:

- The basis for compensation shall be a stipulated sum of \$3,500.

Optional Additional Basic Services:

Design, Selection and Documentation for furnishings to be determined by the Owner.

- The basis for compensation shall be a stipulated sum of \$25,000.

Additional Services: Additional Design Services for this project which may be required if the current scope is modified will be charged on an hourly basis or negotiated lump sum.

Progress payments for Basic Services in each phase shall total the following percentages of the total compensation payable:

Schematic Design	(20%)
Design Development	(20%)
Construction Documents	(30%)
Bidding and Negotiation	(05%)
Construction Administration	(25%)
Total:	(100%)

Reimbursable Expenses

In addition to the fees described above, reimbursable expenses shall be as follows:

Submittals for Design Reviews:

Programming: \$150; 3 full-size reports (11x17) sheets

Schematic Design: \$175; 3 full-size/1 half-size set, limit 50 (24x36) sheets

Design Development: \$250; 3 full-size/1 half-size set, limit 50 (24x36) sheets

Presentation boards with finishes & fabrics

90% Construction Documents: \$750; 4 full-size/1 half-size set, limit 100

(24x36) sheets, 5 specification books, limit 1000 (8.5 x 11) pages

Final Construction Documents: \$750; 4 full-size/1 half-size set, limit 100

(24x36) sheets, 5 specification books, limit 1000 (8.5 x 11) pages

Bidding and Negotiation: \$1500; 10 full-size/ 2 half-size sets limit 150 (24x36)

sheets; 20 specification books limit 1500 (8.5 x 11) pages

Additional Printing and Plots for In-House Use and Coordination: \$250

Total Reimbursable Expenses: \$3,825

Schedule for Completion of Services

We will perform the work by the # of days shown upon receipt of an executed Professional Architectural/Engineering Services Agreement. At each phase, MYA shall obtain Owner's written approval before proceeding to the next phase.

Programming	30 calendar days (exclusive of owner reviews)
Schematic Design	45-60 calendar days (exclusive of owner reviews)
Design Development	45-60 calendar days (exclusive of owner reviews)
Construction Documents	45-60 calendar days (exclusive of owner reviews)
Bidding/Negotiation	60 calendar days (exclusive of owner reviews)
Construction Administration	90-150 calendar days (exclusive of owner reviews)

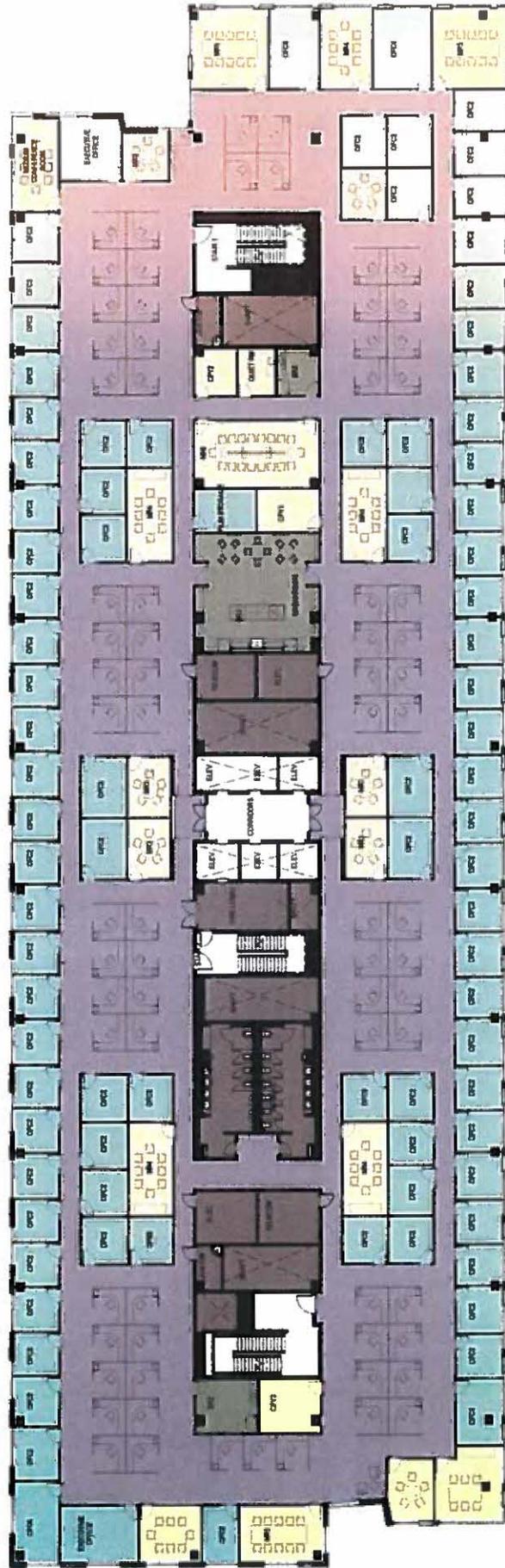
Please feel free to call if you have any questions.

Respectfully submitted,



Michelle Rossomando, AIA
Principal

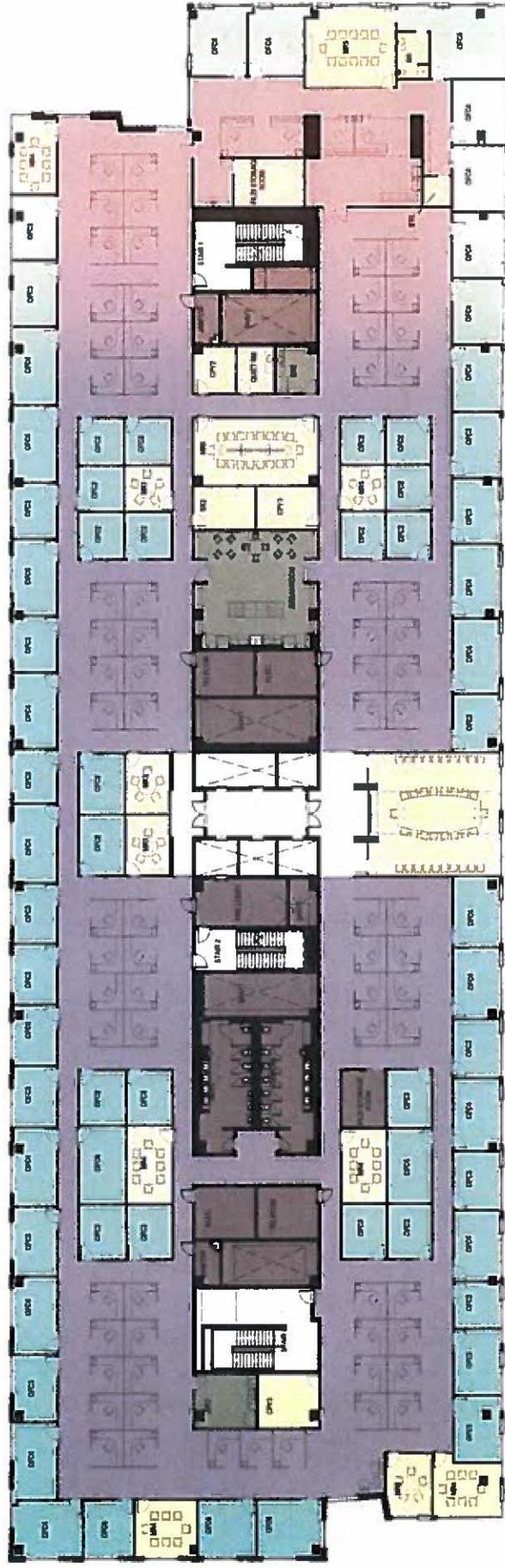
Attachments: Exhibit A – Design Update floor plans, dated 10.18.17
Exhibit B - Professional Services Schedule
Exhibit C – Schedule of Rates & Fees



ROOM SUMMARY

Room No.	Name	Area	Count	Total Area
08-001	Reception	1,200	1	1,200
08-002	Collaboration/Breaking/Support	15,000	15	15,000
08-003	Unassigned Office	10,000	100	10,000
08-004	Open Office	5,000	50	5,000
08-005	Cafe/Break/Conference/Meeting	2,000	20	2,000
08-006	Fitness	1,000	1	1,000
08-007	Reception	1,200	1	1,200
TOTAL		35,400	187	35,400

BUILDING
Level 08



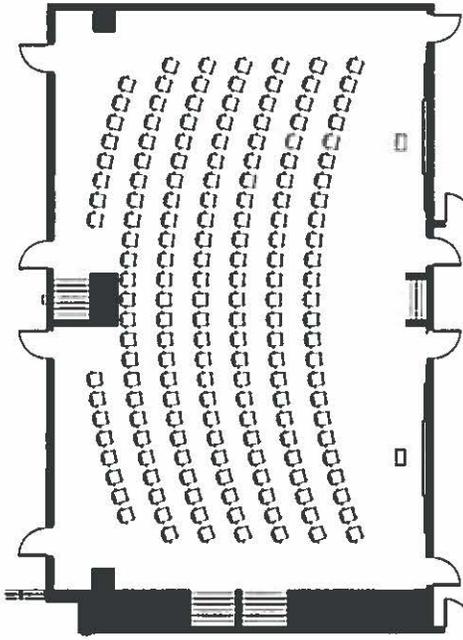
Multiple Room Schedules

ROOM	NAME	AREA	TYPE
0901	0901	100	OFFICE
0902	0902	100	OFFICE
0903	0903	100	OFFICE
0904	0904	100	OFFICE
0905	0905	100	OFFICE
0906	0906	100	OFFICE
0907	0907	100	OFFICE
0908	0908	100	OFFICE
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0993	0993	100	OFFICE
0994	0994	100	OFFICE
0995	0995	100	OFFICE
0996	0996	100	OFFICE
0997	0997	100	OFFICE
0998	0998	100	OFFICE
0999	0999	100	OFFICE
1000	1000	100	OFFICE

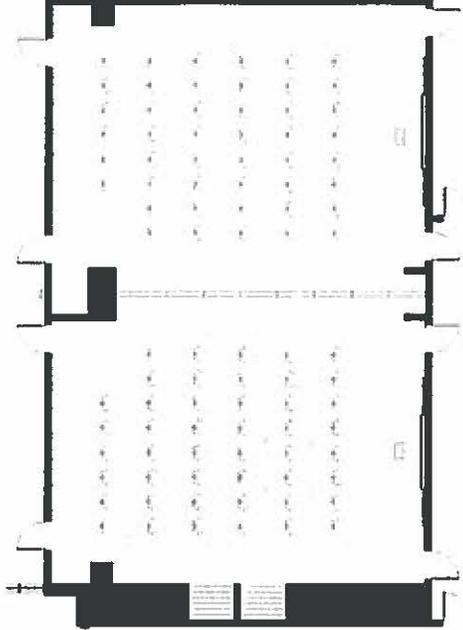
BUILDING
Level 09

- Collaboration/Meeting/Support
- Executive Office
- Open Office
- Cafe/Break
- Classroom/Training
- Lobbies
- Building Systems
- Elevators

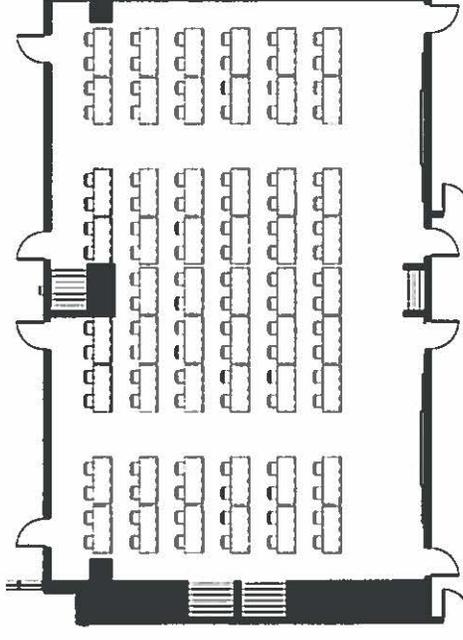
BUILDING Enlarged Plan



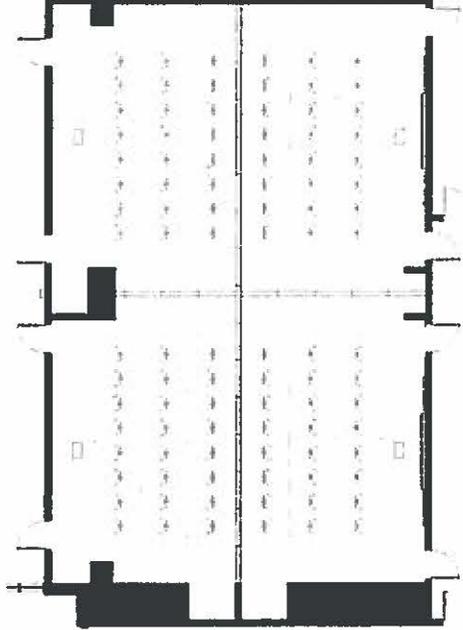
Training Room - Open Layout / Chairs Only (166 seats)



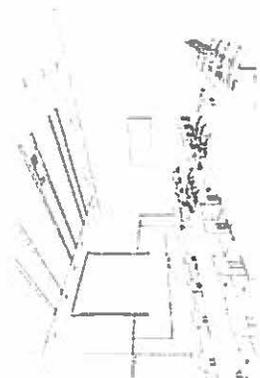
Training Room - 2 Pack Divisions / Chairs Only (92 seats)



Training Room - Open Layout / Chairs + Tables (106 seats)



Training Room - 4 Pack Divisions / Chairs + Tables (86 seats)





BUILDING Cafe Seating

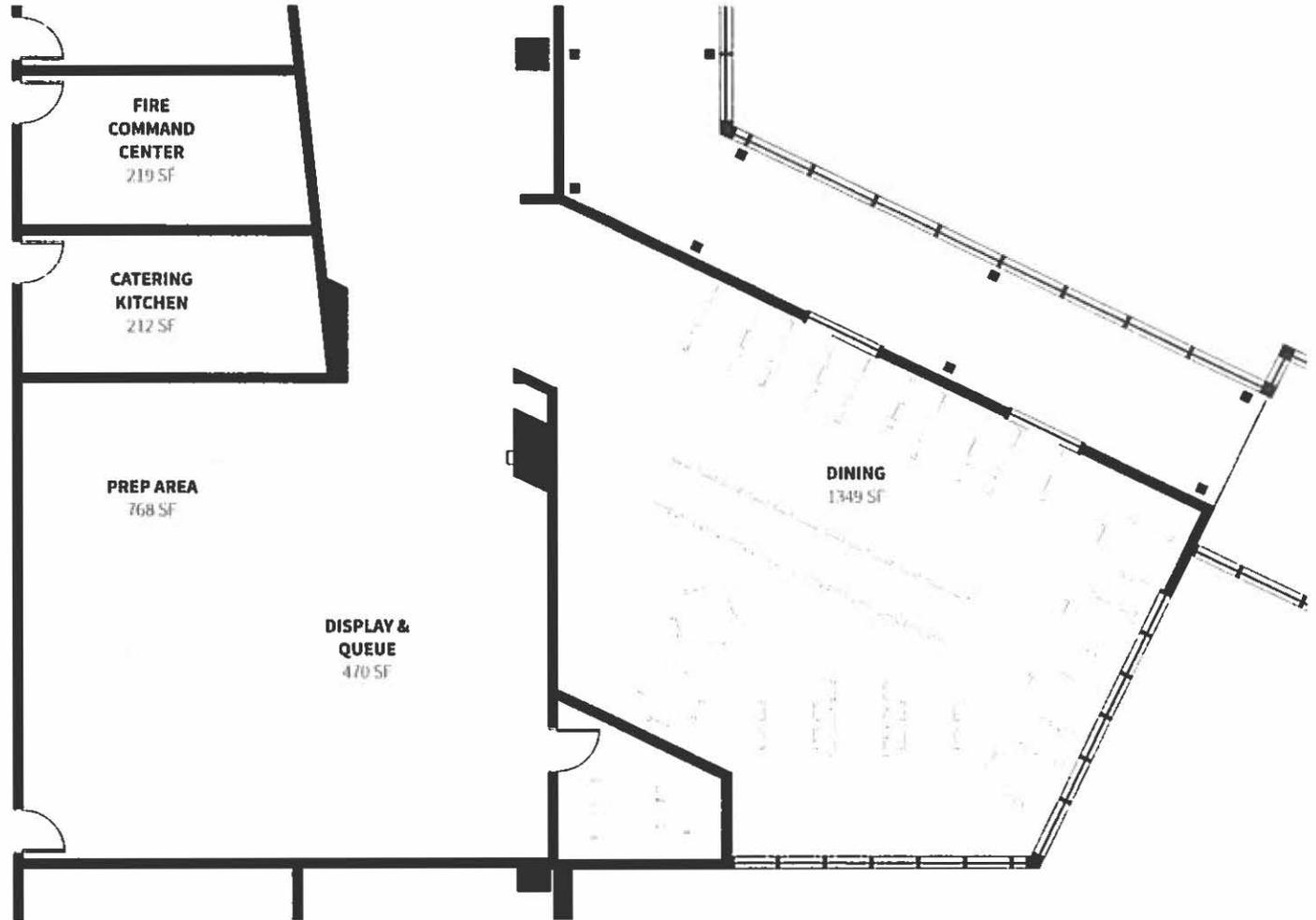




EXHIBIT B

Professional Services Schedule 12.12.17

Phase	Duration	Start	End
Programming	30 days	12/18/2017	1/26/2018
Schematic Design	45-60 days	2/12/2018	4/6/2018
Design Development	45-60 days	4/23/2018	6/15/2018
Construction Documents	45-60 days	7/2/2018	8/17/2018
Bidding/ Negotiation	60-90 days	9/3/2018	12/03/2018
Construction Administration	90-120 days	8/2020	12/2020

Note: All durations are in calendar days and are exclusive of Owner reviews.



EXHIBIT C

2018 FEE SCHEDULE

Clerical I	\$90/hr
Clerical II	\$110/hr
Clerical III	\$130/hr
Intern	\$90/hr
Designer I	\$100/hr
Designer II	\$110/hr
Architect III / Designer III	\$120/hr
Architect IV/ Designer IV	\$130/hr
Architect V	\$140/hr
Architect VI	\$150/hr
Architect VII	\$170/hr
Architect VIII	\$190/hr
Architect IX	\$210/hr
Partner	\$170/hr
Principals	\$220/hr
Founding Principal	\$220/hr

Note: This fee schedule is effective through December 31, 2018. Rates will be adjusted each January to reflect changes in employee costs.

*The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Texas Board of Architectural Examiners - P.O. Box 12337 - Austin, TX 78711 - 2337-512-305-9000 - www.tbae.state.tx.us

EXHIBIT B-1

TFC CONTRACT NO. 18-045-000

ASSIGNMENT NO. 1

MCKINNEY YORK ARCHITECTS

LIST OF PSP PROJECT MANAGER AND SUBCONTRACTORS



List of PSP Project Manager and Subcontractors:

PSP Project Manager: Michelle Rossomando, AIA
McKinney York Architects
1301 E. 7th Street, Austin, TX 78702
512-852-0256
mross@mckinneyork.com

PSP Furnishings Designer: Navvab Taylor, AIA
McKinney York Architects
1301 E. 7th Street, Austin, TX 78702
512-852-0261
ntaylor@mckinneyork.com

Subcontractors: None