

**AMENDMENT NO. 2
TO THE
PROFESSIONAL SERVICES AGREEMENT
MASTER ARCHITECT/ENGINEER SERVICES
FOR
CAPITOL COMPLEX PROJECTS
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
PAGE SOUTHERLAND PAGE, INC.**

This Amendment No. 2 to the Professional Services Agreement Master Architect/Engineer Services for Capitol Complex Projects (hereinafter referred to as “Amendment No. 2”) is entered into by and between the Texas Facilities Commission (hereinafter referred to as “TFC”), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701, as Owner (as defined in UGC, Section 1.28), and Page Southerland Page, Inc. (hereinafter referred to as “Master Architect/Engineer” or “Master A/E”), located at 400 East West Cesar Chavez Street, 5th Floor, Austin, Texas 78701 (hereinafter referred to collectively as the “parties”), to amend the original Professional Services Agreement between the Parties, as amended.

RECITALS

WHEREAS, on July 21, 2016, the parties entered into that one certain *Professional Services Agreement Master Architect/Engineer Services for Capitol Complex Projects Between the Texas Facilities Commission and Page Southerland Page, Inc.* (hereinafter referred to as the “Agreement”); and

WHEREAS, on February 2, 2017, the parties entered into Amendment No. 1 to the Agreement, for the purpose of providing Part Two services for the Capitol Complex Projects; and

WHEREAS, the parties desire to amend the Agreement, as amended, to provide for Additional Services and Fees as more particularly described below;

NOW THEREFORE, the Parties hereby agree as follows:

1. Unless clearly provided otherwise herein, all terms and phrases in initial caps herein shall have the same meaning as the terms and phrases with initial caps in the Agreement.
2. The parties agree to modify ARTICLE II – DESCRIPTION OF PROJECTS AND SCOPE OF SERVICES by adding Section 2.2.10 which shall read in its entirety as follows:

“2.2.10. Landscape, Sustainability and Graphic Design Services. Master A/E agrees to provide the Professional Services described below and more particularly set forth in “Exhibit A-2,” Master A/E’s Detailed Scope and Fee Schedule dated May 3, 2017, attached hereto and incorporated herein for all purposes.

2.2.10.1. In consultation with the Ladybird Johnson Wildflower Center, provide ecologically sensitive and sustainable landscape design services in accordance with Government Code, Sec. 2166.404 Xeriscape on new construction 1194.

2.2.10.2. Provide website graphic design and graphic design for construction fencing and temporary wayfinding as follows.

2.2.10.2.1. Provide website graphic design and consultation services, to establish a design and look and feel for the website, develop a style guide, and provide design consultation during the website development phase.

2.2.10.2.2. Provide graphic design services for construction fencing graphics using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce a template for future implementation. Provide design fabrication-ready files on a bi-annual basis (every 6 months) for five years, for a total of up to ten (10) design updates, using content and imagery developed and provided by the Texas State History Museum.

2.2.10.2.3. Provide graphic design services for temporary wayfinding during construction of Phase 1 of the Capitol Complex project. Review and provide consultation for construction signage needs and a temporary wayfinding implementation strategy based on known/planned conditions (i.e., street closures, construction zones, and phases) at the time of evaluation. Design a modular wayfinding graphics system and strategy using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce design documentation guidelines future implementation.

3. The parties agree to modify ARTICLE IV – CONSIDERATION; PAYMENT CONDITIONS, SECTION 4.1 – CONTRACT LIMIT – FEES AND EXPENSES, SUBSECTION 4.1.1 – FIXED FEE, by reflecting additional compensation to the Master A/E for services provided under this Amendment No. 2 in the amount of Two Hundred Twenty Four Thousand Fifteen and No/100 Dollars (\$224,015.00), thus increasing the total amount of the Agreement from Seven Million Seven Hundred Twenty Four Thousand Nine Hundred and No/100 Dollars (\$7,724,900.00), to a total not to exceed amount of Seven Million Nine Hundred Forty Eight Thousand Nine Hundred Fifteen and No/100 Dollars (\$7,948,915.00).

[This Section Intentionally Left Blank]

4. All other terms and conditions of the Agreement not expressly amended herein shall remain in full force and effect.

TEXAS FACILITIES COMMISSION

PAGE SOUTHERLAND PAGE, INC.

By: 
Harvey Hilderbran

By: 
Robert E. Burke

Executive Director

Executive Vice President

Date of execution: 6-21-17

Date of execution: 6/20/17

G.C. 

Dir. 

D.E.D. 

TFC CONTRACT NO. 16-106-000

AMENDMENT NO. 2

MASTER A/E'S DETAILED SCOPE AND FEE SCHEDULE DATED MAY 3, 2017

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May 3, 2017

TFC Professional Master A/E Services for Capitol Complex Projects

Contract Amendment #2 Scope Description

A. Description of Projects

1. The Projects include all aspects of Phase 1 of the Master Plan, as may be amended by TFC from time to time, for the planning, development, architecture, engineering, design, procurement, demolition, renovation and construction of facilities and improvements on the Sites described in Section 2, below.
 - a. One approximately 605,000 GSF Building at Congress Avenue and Martin Luther King Boulevard.
 - b. One approximately 421,000 GSF Building at Congress Avenue and 17th Street.
 - c. Five levels of underground parking under Congress Avenue from 16th Street to Martin Luther King Boulevard.
 - d. One Capitol Complex Physical Plant Annex at the Sam Houston Building.
 - e. Walkable underground thermal utility tunnels from the Physical Plant Annex to new building at Congress Avenue and 17th Street.
 - f. Landscaped Pedestrian Mall on Congress Avenue from 16th Street to Martin Luther King Boulevard.
2. The Sites planned for development of the Projects are:
 - a. State of Texas Parking Lot #7 (across from the Texas State History Museum): One full block bounded by North Congress Avenue, Martin Luther King, Jr. Boulevard, Brazos Street, and 18th Street.
 - b. State of Texas Parking Lot #2 (directly west of the Lyndon B. Johnson (LBJ) Building): One half block bounded by North Congress Avenue, 17th Street, the LBJ Building, and 16th Street.
 - c. North Congress Avenue Right of Way extending from Martin Luther King, Jr. Boulevard to 15th Street.
 - d. Parking lot and service yard west of the Sam Houston Building (SHB): One half block bounded by SHB, 14th Street, San Jacinto Boulevard, and 13th Street.
 - e. Additional Street Right of Ways including:
 - i. 14th Street from Brazos Street to San Jacinto Boulevard
 - ii. Brazos Street from 15th Street to 14th Street
 - iii. 15th Street from Congress Avenue to Brazos Street
 - iv. 16th Street from Congress Avenue to Brazos Street

B. General Duties for Performance of Professional Services

1. The Master A/E shall furnish or provide the architectural, engineering, scheduling, and all other Services necessary and/or reasonably inferable from this Agreement (regardless of whether expressly described herein), the Project Analysis (or the equivalent thereof), the Design Program,

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the Master Plan, and all other relevant data for the successful planning, design and construction of the Projects in accordance with TFC's requirements, as outlined in the TFC's relevant data defining the Projects. The Professional Services shall include Basic Services, plus Additional Services as may be authorized by TFC.

2. Master A/E shall, in accordance with its Standard of Care, verify the accuracy and suitability of any drawings, plans, sketches, instructions, information, requirements, procedures, requests for action, and other data supplied by TFC and other members of the Project Team to the Master A/E prior to being used by Master A/E in the performance of the Services.
3. Develop all documents in accordance with A/E Guidelines and the Owner's Project Requirements ("OPR").
4. Assist the Owner, as and when requested, in project presentations.
5. Advise and assist Owner in connection with the architecture and engineering for the Projects. Direct all communications of the Master A/E with respect to the Services to the CMA and the TFC Project Manager(s), who shall jointly serve as the Master A/E's points of contact to the Owner.
6. Design Transition Between Master A/E and Architect/Engineers. Promptly after conclusion of the Schematic Design Phase for any Project and prior to commencement of any Project's Design Development Document Phase, the Master A/E and its design team members involved in the development of the Schematic Design Packages for the Projects shall meet with each Architect/Engineer and its design team members to ensure an efficient, coordinated and comprehensive transition of design responsibilities between the Master A/E and each Architect/Engineer in an effort to minimize duplication of design-related activities between them. It is agreed, acknowledged, and understood by the Master A/E that the Program requires the Architect/Engineer for each Project to assume, at or prior to commencement of each Project's Schematic Design Phase, full responsibility for the development of the Design Development Phase documents, and the Construction Documents for each respective Project.

C. Outline of Professional Services Provided by Phase

Base Contract, concluding January 4, 2017, includes the following activities:

1. Project Start Up and Design Management
 - a. Management Plan
 - b. Communication Plan and Protocols
 - c. Project Schedule
 - d. Project Specific Quality Control Plan
 - e. Develop BIM Execution Plan
2. Coordination Services
3. Programming and Pre-Conceptual Design Analysis

Contract Amendment 1, beginning January 5, 2017 and ending December 31, 2020, includes the following activities

4. Project Engagement
5. Public and Private Utility Infrastructure Improvements Coordination and Approvals
6. Conceptual (Schematic) Design
 - a. Develop Conceptual Design
 - b. Develop Phasing Plan for each Conceptual Design Package (CDP)
7. AOR Design Phase Services – Compliance reviews and related activities
8. Construction Phase Services – Compliance reviews and related activities

Contract Amendment 2, beginning May 3, 2017 and ending December 31, 2020, includes the following activities

9. Consulting services for ecologically sensitive landscape sustainable design per Government code, Sec. 2166.404 Xeriscape on New Construction 1194.

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10. Graphic design and consultation services for the project website, construction fencing and temporary wayfinding.
11. Design services allowance for potential future consulting.

D. Detailed Scope of Services

Base Contract, starting September 6, 2016 and concluding January 4, 2017, includes the following activities:

1. Project Start up and Pre-Design Management Activities
 - a. Management Plan
 - i. Help define and monitor project scope, schedule and budget throughout the project in coordination with the CMA. CMA is primary author. Fees related to this work for later phases is captured in those phases.
 - ii. Coordinate scope within design team
 - iii. Develop and maintain internal design team staffing plan
 - iv. Help monitor and report project progress. Fees related to this work for later phases is captured in those phases.
 - v. Advise TFC and CMA on cost estimating, monitoring and approval regimens
 - b. Communication Plan and Protocols
 - i. Help define lines of authority with CMA.
 - ii. Help define lines of distribution with CMA.
 - iii. Establish initial phase electronic communication platforms. Coordinate final electronic communication platforms with CMA.
 - iv. Communication documentation format – agendas, minutes, owner review checking/tracking, action item/decision tracking, change management
 - v. Project meetings
 - c. Preliminary Project Schedule
 - i. Help identify key project milestones ie... Design presentations to TFC, PAC, 2017 Legislation Session, groundbreaking
 - ii. Help define project packaging and phasing strategies
 - iii. Help develop sub key milestones such as package handoffs, A/EOR selection, CMR selection etc...
 - iv. Help develop high level schedule for review and approval
 - v. Develop task level schedule for all major design activities
 - vi. Help monitor and advise CMA on schedule on regular basis, including weekly review at OAC meeting
 - d. Project Specific Quality Control Plan
 - i. Using Page QC manual develop project specific plan
 - ii. Identify and schedule independent technical review team (ITR)
 - iii. Schedule all QC activities in detail Project Schedule
 - iv. Monitor and provide reports for quality control checks and comment closeout
 - e. Develop BIM Execution Plan
 - i. BIM Standards and Protocols. In coordination with the CMA, the Master A/E shall assist in the implementation of project management information systems, including management, oversight, and facilitation of the development of the Owner's Building Information Model (BIM) and a BIM execution plan to be established based upon the form of the DRAFT ConsensusDOCS 301 BIM

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Addendum (2015 Edition) which is attached hereto and incorporated by reference herein as "Exhibit K."

2. Coordination Services

- a. Sustainability Recommendations: In coordination with the CMA, evaluate and make a joint recommendation for the use of certain sustainable principles and guidelines, and include a cost-benefit analysis of various sustainability and energy-efficiency measures for implementation by the Project Team pursuant to the Owner's Project Requirements. It is a Design Program requirement that all Projects be designed and constructed in accordance with the "green-building" requirements contained in the aforementioned joint recommendation as approved by the TFC.
- b. Program Review; Development of the PMP and PIPs. The Master A/E shall, in collaboration with the CMA, perform a comprehensive review and evaluation of the Project Analysis, the Design Program, the Master Plan, and other relevant information, and make a joint recommendation to Owner on the adaptation and/or use thereof in connection with the development of the CDPs and implementation of the PMP and PIPs. The Master A/E shall further coordinate with the CMA in the development of the PMP and each project-specific PIP.
- c. As requested by the CMA, the Master A/E shall assist the CMA in establishing cost controls for compliance with the Owner's Fixed Limit of Cost.
- d. As requested by the CMA, the Master A/E shall provide input to the CMA regarding the Program Master Schedule, including establishment of durations for Architect/Engineer's Services.

3. Programming and Pre-Conceptual Design Analysis

- a. Program
 - i. Conduct vision session with TFC to revalidate overall project vision
 - ii. Conduct vision session with other stakeholders to be defined by TFC
 - iii. Conduct detailed programming sessions to identify all quantitative and qualitative project requirements
 - iv. Perform space analysis based upon project needs to define overall building support, core, public and lobby, circulation, museum, physical fitness, food service, day care and other required spaces
 - v. Perform blocking and stacking analysis to validate program needs
 - vi. Develop a detailed program document with all final space needs including validation diagrams
 - vii. Identify program level overall leasable space (not BOMA), BOMA calcs would need to be done in later phase
- b. Existing Agency Analysis
 - i. Perform analysis and site visits (up to 20), of potential Agency Tenants only for types of space requirements, workstation/closed office ratios, etc. - not for detailed Agency space program
- c. Initial Public and Private Utility/Infrastructure/Roadway Improvements Analysis
 - i. Assemble and review existing utility, storm drainage and management information from City of Austin, utility providers and TFC records
 - ii. Assemble and review existing roadway and transportation information including performing Traffic Impact Analysis (TIA) for the streets and intersections listed in the RFQ, develop initial recommendations for the project
 - iii. Review topo and utility survey currently being developed by TFC consultant
 - iv. Review geotech information currently being developed by TFC consultant

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- v. Review existing system capacities with Utility providers, analyze new and future loading and required upgrades to support the initial and future buildout programs
- d. Initial Pre-Conceptual Design Analysis
 - i. Develop physical design project configuration – massing, ground level and subgrade planning to a pre-conceptual level to determine, in conjunction with CMA and TFC input, specific options for partitioning/packaging project.
 - ii. Assist CMA and TFC in further developing the scope of work, timeline, and packaging of work for subsequent scopes of work past Scope Items 1-3.

Contract Amendment 1, beginning January 5, 2017 and ending December 31, 2020, includes the following activities

- 4. Project engagement
 - a. Preparation for, attendance and presentation at up to (20) meetings to the Texas Facilities Commission, PAC, Governor's Office, and other key State of Texas stakeholders; City of Austin; informational general public outreach; AEOR, CMR and Subcontracting outreach.
- 5. Public and Private Utility Infrastructure/Roadway Improvements Coordination and Approvals
 - a. Analysis
 - i. Further develop initial analysis performed under Scope Item 3.c.
 - b. Documentation
 - i. Using utility survey documents, develop comprehensive existing utility plan for utilities affected by the project (it is anticipated that this will not cover the entire Capitol Complex)
 - ii. Develop storm management strategy for the project including concept level for construction phase
 - iii. Develop utility demolition concept level plans
 - iv. Develop concept level roadway, traffic signal demolition plans
 - v. Develop concept level relocated/upgraded/new utility plan
 - vi. Develop concept level thermal utility routing, size, tunnel requirements
 - vii. Develop concept level traffic, circulation and roadway improvements and phasing strategies
 - viii. Develop phasing concepts
 - ix. Coordinate with Owner's Site Services Engineer (SSE) for required street vacations – SSE will be responsible for the actual street vacation services.
 - c. Preliminary Review and Approvals
 - i. Review design options with TFC prior to presentation to City of Austin
 - ii. Preliminary coordination with City of Austin Departments for project scope and phasing based upon schematic plans
 - iii. Preliminary coordination of AULCC (Austin Utility Location Coordination Committee) based upon schematic plans
- 6. Conceptual (Schematic) Design – each of the following will be components of 6 overall Conceptual Design Packages (CDP), with timing for deliverables to be determined to coordinate with the CMA's schedule for onboarding AOR/EORs, as it is approved and finalized.
 - a. Overall CDP Packages to include:
 - 1. Package 1 – Excavation
 - 2. Package 2 – Utilities

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3. Package 3 – Central Utility Plant Expansion and Tunnel
 4. Package 4 – MLK Building and Associated Structured Parking
 5. Package 5 – Congress Building and Associated Structured Parking
 6. Package 6 – Texas Mall and Underground Parking Garage
- b. Develop Conceptual Design
1. Site Planning and Landscape Design
 - i. Site Plan, describing:
 1. Site boundaries, topography, existing buildings, setbacks, and easements
 2. Building orientation with respect to path of sun
 3. Building massing and relationship to massing of surrounding buildings
 4. Future building expansion potential
 5. Location of on-site and off-site utilities (see item #5 – Public and Private Utility Infrastructure/Roadway Improvements Coordination and Approvals - above for additional requirements)
 6. Grading and drainage
 7. General landscape design, showing location of major features
 8. Pedestrian and vehicular circulation (include direction of traffic on adjoining streets)
 9. Parking and service areas
 10. Fire protection, water supplies, fire hydrants, and fire apparatus access roads
 11. Interconnection with adjacent underground structures
 12. Site security plan showing physical and electronic security concepts
 - ii. Narrative
 1. Description of site and landscape design final concept
 2. Demolition, if required
 3. Circulation
 4. Parking and parking controls
 5. Security
 6. Paving
 7. Landscape design
 8. Irrigation, if any
 9. Utility distribution and collection systems
 10. Method for storm water detention or retention
 11. Landscape maintenance concept
 12. Fire protection, water supplies, fire hydrants, and fire apparatus access roads
 13. Accessibility path for the physically disabled
 2. Architectural
 - i. Drawings (BIM)
 1. Demolition plans, if required
 2. Floor and ceiling plans, showing at a minimum:
 - a. Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled). Dimensions for critical clearances, such as vehicle access, should be indicated.

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- b. Office areas must show proposed layouts down to the office level of detail verifying the integration between the approved program and the building concept is achievable.
 - c. Proposed interior layouts showing:
 - i. Open office plan
 - ii. Enclosed office plan
 - iii. Indicate how major mechanical and electrical equipment can be removed/replaced
 - d. Comprehensive Life Safety Plans
 3. Elevations of major building facades, showing:
 - i. Fenestration
 - ii. Exterior materials
 - iii. Cast shadows
 4. Elevations of major interior spaces, showing:
 - i. Lobby/atrium
 - ii. Typical public elevator lobby
 - iii. Typical elevations
 5. Concept level details to showing major envelope components
 6. Building sections (as necessary), showing:
 - i. Adequate space for structural, mechanical and electrical, telecommunications, and fire protection systems
 - ii. Mechanical penthouses
 - iii. Floor-to-floor and other critical dimensions
 - iv. Labeling of most important spaces
 - v. Labeling of floor and roof elevations
 - ii. Renderings (Electronic)
 1. Two of each building and Landscaped Mall
 2. Two of each building main lobby
 3. One fly through animation for the two main building public lobbies, one for the cultural venue plaza and one of the landscaped mall.
 - iii. Calculations
 1. Acoustical calculations, including noise transmission through:
 - a. Envelope
 - b. Interior walls, floors (including raised floors), and ceilings
 - c. Mechanical and electrical equipment
 2. Heat transfer through and dew point locations in building envelope
 3. Plumbing fixture count analysis
 4. Illumination, daylighting, and glare analysis
 5. Passenger and freight elevator analysis
 6. Loading dock analysis
 7. Energy code compliance analysis (initial building thermal modeling)
 - iv. Narrative
 1. Architectural program requirements
 - a. Show in tabular form how the final concept meets the program requirements for each critical function.
 - b. A revised description of any deviation from TFC AE Guidelines
 - c. Description of final concept, explaining:
 - i. Expansion potential

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- ii. Building floor efficiency
 2. Location and sizes of mechanical equipment rooms for accessibility, maintenance and replacement of equipment (including cooling towers and emergency generators)
 3. Conveying systems design (passenger and freight elevators, escalators)
 4. Loading docks
 5. Thermal, air leakage, and operational performance and maintainability of the building envelope
 6. Design strategy to attain the assigned energy goal
 7. Treatment of historic zones, if applicable
 8. Operations and maintenance goals (exterior and interior window washing, relamping, etc.)
 9. Sustainable design concepts – describing recommended best practices for sustainable design.
 10. Vertical transportation analysis (passenger and freight elevators and escalators)
 11. Life cycle analysis on major system options such as roofing and exterior envelope construction
 12. Acoustical criteria for all types of spaces
 13. Code analysis
 - a. The Code criteria must be reviewed by each design team discipline member to the degree of detail necessary to assure that tasks accomplished in this phase meet all the Code requirements.
 - b. A Code/Criteria analysis must be prepared by each design team discipline member that documents an investigation of the applicable codes and agency criteria that will govern the design of a specific project. This analysis should alert TFC to any conflicts in the project's design criteria so that they can be resolved early. The analysis should also provide a common perspective for the design and review of the project.
 - v. Specifications
 1. Outline specifications for all anticipated materials and systems
3. Structural
 - i. Drawings (BIM)
 1. Preliminary framing concepts for use in performing life cycle cost analysis and for office option analysis to include quantity analysis of reinforcement and concrete quantities for use in cost estimating of system options
 2. Framing and foundation plans of the proposed structural system showing column locations, bay sizes, shear walls, retention systems for underground structures, slab and underground wall dewatering concepts, miscellaneous structural system concepts, structural concepts at required typical types of major floor openings, and location of expansion and seismic joints
 3. Framing plans to include planned live load capacities for various areas
 4. Framing plans to include concept level column, beam and other major framing component sizing

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5. Concept level structural details for system definition and pricing
 - ii. Calculations
 1. Preliminary calculations for concept level structural system sizing
 - iii. Narrative
 1. Identification of unusual local code requirements
 2. Code compliance statement
 3. Name of model building code followed
 4. Building classification
 5. Identification of region of seismicity, wind speed, etc.
 6. Identification of special requirements, such as high-rise
 - 7.
 - iv. Specifications
 1. Outline specifications for all anticipated materials and systems
4. Mechanical (BIM)
 - i. Provide a minimum of 3 building system approach concepts at preliminary concept phase with corresponding life cycle cost analysis
 - ii. For the system approved and selected from the 3 concepts, provide the following:
 - iii. Drawings
 1. HVAC Systems
 - a. Floor plan(s):
 - i. Demolition plans if necessary due to Central Plant expansion
 - ii. Identification of equipment spaces for mechanical equipment with preliminary equipment layout
 - iii. Central plant layout concept
 - iv. Location of mechanical equipment, including size, weight, access to loading docks and freight elevators, and clearance requirements for operation, maintenance, and replacement
 - b. Flow diagram(s):
 - i. Air flow riser diagrams representing supply, return, outside air, and exhaust systems
 - ii. Water flow riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building including central plant and site distribution
 2. Plumbing Systems
 - a. Floor plan(s):
 - i. Proposed building zoning and major piping runs for domestic cold and hot water, storm, sanitary, gas, grease waste, and other required pretreatment if necessary
 - ii. Locations and types of proposed plumbing fixtures and equipment
 - b. Systems schematics and flow diagrams
 - iv. Narrative
 1. HVAC - A written narrative describing the selected mechanical systems and equipment, including:

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- a. Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
 - b. Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
 - c. Acoustical requirements for all equipment and air devices for each typical space
 - d. Equipment capacities, weights, sizes, and power requirements
 - e. Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
 - f. Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
 - g. Fuel and utility requirements
 - h. A code compliance statement
2. Plumbing
 - a. Description of proposed plumbing systems, including domestic cold and hot water, sanitary and storm drainage, and irrigation
 - b. Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
 3. Calculations and energy and water analyses
 - a. Building heating and cooling load calculations (concept level)
 - b. Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
 - c. Energy consumption calculations and analysis.
 - d. Water consumption calculations and analysis including make-up water for HVAC systems, domestic water consumption, and water consumption for irrigation
 - e. Fuel consumption estimates
 4. Specifications
 - a. Outline specifications for all anticipated materials and systems
5. Fire Protection
 - i. Fire protection and life safety shall be identified as a separate Fire Protection submission
 - ii. Drawings (BIM for systems)
 1. Plans showing
 - a. Life safety occupancy types, exit loading, exiting strategies, fire and/or smoke compartmentation
 - b. Equipment spaces for fire protection systems (e.g., fire pump, fire command center, fire alarm and mass notification systems, smoke control equipment, etc.)
 - c. Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
 - d. Fire suppression zoning plans with hazard classification

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- e. Fire alarm and mass notification zoning plans
 - f. Special system requirements for high value areas such as museum, data centers, etc...
 - 2. Diagrams
 - a. Fire suppression concept level flow diagrams
 - b. Fire alarm and mass notification concept level riser diagram
 - c. Smoke control concept diagrams for stair pressurization, atriums, and other required systems
 - d. Special systems such as clean agent
 - iii. Narrative
 - 1. Description of the building's proposed fire protection systems including the egress system
 - 2. Code compliance analysis
 - a. The design team fire protection engineer must prepare an analysis of the applicable codes and agency criteria that will govern the design of the specific project. For example, items such as, but not limited to classification of construction and occupancy group(s), rating of structural components, fire resistance requirements, interior finish, occupant load calculations, exit calculations, identification of areas to receive automatic sprinkler systems and automatic detection systems, smoke control systems, special risk areas such as museum and data protection requirements etc. would be prepared by the design team fire protection engineer as necessary to provide a complete fire protection and life safety analysis for the final concept.
 - 3. Calculations
 - a. Preliminary calculations for water supply availability and adequacy
 - b. Preliminary fire pump and hydraulic calculations
 - c. Preliminary smoke control system calculations
 - d. Occupancy load and exit calculations
 - iii. Specifications
 - a. Outline specifications for all anticipated materials and systems
- 6. Electrical
 - i. Provide a minimum of 2 concepts for electrical distribution at preliminary concept phase including preliminary load analysis and concept electrical riser with corresponding life cycle cost analysis
 - ii. Provide a minimum of 2 concepts for lighting schemes for general office areas and parking garages with corresponding life cycle cost analysis.
 - iii. For the system approved and selected, provide the following:
 - iv. Drawings (BIM)
 - 1. Plans showing equipment spaces for all electrical equipment to include: panels; switchboards; transformers; uninterruptible power supply (UPS); and generators
 - 2. Concept electrical one line diagram showing preliminary equipment sizing

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3. Concept electrical emergency power one line diagram
 - v. Narrative
 1. Description of electrical systems
 2. Describe the proposed lighting and lighting control system
 3. Proposed special features of electrical system
 4. Grounding system
 5. Lighting protection
 6. Utility provider coordination including service request analysis
 7. UPS requirements
 8. Emergency power requirements, sizing and description
 9. Code compliance statement
 10. Calculations
 - a. Preliminary electrical load calculations
 - b. Preliminary emergency power system sizing calculations
 - iv. Specifications
 1. Outline specifications for all anticipated materials and systems
7. Security
- i. Provide an analysis of site and building physical security measures and access and recommend physical protection requirements
 - ii. Provide an analysis of required site and building electronic security measures and recommend proposed protection
 - iii. Show location of all required security spaces and major equipment requiring floor space
 - iv. Narrative
 1. Provide a risk analysis of the proposed buildings, garages and site improvements
 2. Provide a comprehensive security narrative describing all strategies and solutions
 - v. Specifications
 1. Outline specifications for all anticipated materials and systems
8. (Special Systems) IT/Telecom/AV/Parking Controls
- i. Provide a minimum of 2 concepts for site and building distribution for each special system at preliminary concept phase with corresponding life cycle cost analysis
 - ii. Perform analysis on officing schemes to be analyzed by Architecture described above and impact on IT/Telecom/AV system infrastructure capacity.
 - iii. Drawings (BIM)
 1. Plans showing equipment spaces for all equipment and distribution
 2. Concept level diagram showing preliminary building entrances and vertical distribution
 3. Concept electrical emergency power one line diagram
 - iv. Narrative
 1. Description of system and configuration
 2. Dry utility provider coordination

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3. Special power requirements and reliability requirements
 - v. Specifications
 - a. Outline specifications for all anticipated materials and systems
9. Certification Requirements
 - i. The architect/engineer must certify that the concept design complies with the State of Texas Capitol Complex Master Plan, program requirements, State Energy Conservation Office (SECO) energy goals, and local regulatory agencies where applicable
 - ii. In bullet form, identify how proposed design features will support performance expectations of the project. Expectations are identified in the project's design program and the Owner's Project Requirements.
 - iii. Final concept energy analysis.
10. Building Information Model
 - i. A BIM for each final concept is required to a minimum Level 200 development (in accordance with AIA E202 Standards). The contents of the BIM shall be such that the BIM shall be the source for 2D drawings and SDM requirements to the greatest extent possible.
 - ii. When 2D deliverables require a finer level of detail, the BIM shall be the central source for 2D details and/or be modeled in greater detail to accommodate the specific requirements. The BIM Execution Plan shall also be reviewed and a VDC Scorecard analysis shall be conducted to ensure all parties are in compliance.
7. AOR Design Phase Services.
 - a. The Master A/E shall assist in the selection and evaluation of the Architect/Engineers of Record for each of the six major Projects.
 - b. At benchmark issue milestones in the six major Projects, during the Design Development and Construction Documents Phases, the Master A/E shall review the Architect/Engineers' Drawings and Specifications for compliance to the CDPs.
 - c. The Master A/E shall assist the CMA in causing the Architect/Engineer for each Project to provide a design that allows for the construction of each Project within the applicable Construction Cost Limitation.
 - d. The Master A/E shall assist the CMA and Architects/Engineers of Record to determine the compliance with the CDPs of major submittals, change requests and major substitute or "or-equivalent" materials and equipment proposed by other service providers.
 - e. As requested by the CMA, the Master A/E shall assist the CMA in evaluating any service providers' value engineering proposals.
 - f. The Master A/E shall assist the Owner as necessary in project presentations and periodic progress updates.
 - g. The Master A/E shall monitor each Architect/Engineer's compliance with the PMP and applicable PIP, and submit a report to CMA and Owner on a monthly basis regarding same. Master A/E shall promptly advise CMA and Owner of Architects/Engineer's deviation from the PMP and applicable PIP, and Cause appropriate corrective actions to be implemented by the Architect/Engineer to bring its Services into conformance with the PMP, and applicable PIP.

Page/

8. Construction Phase Services.
 - a. The Master A/E shall attend pre-construction conferences and partnering meetings between the Owner, CMA, Construction Managers, Architect/Engineers, Site Services Engineer, and other Service Providers to discuss general and specific requirements of the construction contracts and communication protocols.
 - b. The Master A/E shall determine the compliance with the CDPs of a limited number of major submittals, major change requests and any major substitute or "or-equivalent" materials and equipment proposed by other service providers.
 - c. As requested by the CMA, the Master A/E shall assist the CMA and Owner in evaluating a limited number of service providers' value engineering proposals.
 - d. The Master A/E shall review limited, specific RFIs submitted by the Construction Managers associated with requested design clarifications, workarounds, or substitutions at the request of the CMA. The Master A/E will provide documentation for objective evidence of any non-compliance with the CDPs.
 - e. The Master A/E shall visit the site as necessary and appropriate to confirm that the Work proceeds in general accordance with the requirements of the CDP.
 - f. In connection with Substantial Completion and Final Completion for each Project, the Master A/E shall assist the CMA as necessary in ensuring major "punch-list items" are completed by the Construction Manager in accordance with each applicable CDP.
 - g. The Master A/E shall monitor each Architect/Engineer's compliance with the PMP and applicable PIP, and submit a report to CMA on a monthly basis regarding same. Master A/E shall promptly advise CMA and Owner of Architects/Engineer's deviation from the PMP and applicable PIP, and Cause appropriate corrective actions to be implemented by the Architect/Engineer to bring its Services into conformance with the PMP, and applicable PIP.

Contract Amendment 2, beginning May 3, 2017 and ending December 31, 2020, includes the following activities

9. The Lady Bird Johnson Wildflower Center (LBJWC) consultation for ecologically sensitive landscapes sustainably design in conjunction with Government Code, Sec. 2166.404 Xeriscape on new Construction 1194.
 - a. The Wildflower Center will work with Page and Sasaki to create a design that functions on multiple levels enhancing the site's ecological performance and efficiency while working within the established framework set forth by earlier phases of work. This includes optimizing ecosystem services (i.e. stormwater management, air and water quality improvement, carbon sequestration, landscape restoration and conservation) where possible while thinking of construction and maintenance realities. Our experience in scientific research, landscape architecture, ecosystem function, and professional and university education positions our group at the forefront of urban environmental design to optimize the ecological and economic performance of the Texas Capitol Complex.
 - b. Concept Development of planting selections and recommendations, over structure planting details, plant spacing and soil volume recommendations, green roof design research and recommendations, soils design research and recommendations, site hydrology design research and recommendations.
10. Graphic design and consultation services for the project website, construction fencing and temporary wayfinding.
 - a. Task 1: Website Graphic Design and Consultation. Page/Dyal will establish a design and look and feel for the website, develop a style guide and provide design consultation during the website development phase.
Task 1A. Establish design and look and feel. Activities this task will include:
 - develop identity studies for look and feel

Page/

- identify reference for suggested design elements and templates using Balfour's preferred website builder
- develop design and layout concepts for several representative web pages

Task 1B. Style Guide and Graphics. Activities this task will include:

- develop style guidelines and design documentation for approved design concepts
- develop web-ready graphic elements/icons that support the look and feel

Task 1C. Consultation and Review

- During this task, Page/Dyal will work with the web developer to coordinate, track progress, and provide QA reviews of the site during development. We will participate in and consult on reviews of the site development to ensure that the design intention is maintained and implemented in-alignment with the style guide, overall brand, best practices, and usability.

- b. Task 2: Construction Fencing Graphics. Page/Dyal will design construction fencing graphics using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce a template for future implementation. Planning will require early coordination with fabrication company, contractor, and coordination throughout the process from concepts to installation. This assumes the substrate builder, printer, and installer are all contracted in advance of design development.

Activities this task will include:

- Development of design intent graphics for the construction fence strategy, long-term.
- Once a look and feel/design intent strategy has been established and approved, we will provide design development and documentation for Phase 1 fence. This will include providing artwork files for fabricator and coordination with fabricator.
- Development of a kit of parts for the construction fence strategy long-term, and will develop and provide templates for future implementation by the construction management company. Template files will be provided in Adobe InDesign.

- c. Task 3: Biannual Fence Panel Designs, TSHM. Page/Dyal will design fabrication-ready files on a biannual basis (every 6 months) for five years, for a total of up to 10 design updates. This assumes using content and imagery developed and provided to us by the Texas State History Museum. We will coordinate needs directly with the museum and will follow a pre-determined schedule for each update. The design will be formatted for the fence panels that are allocated to the museum and will allow for one design proof and one round of revisions per update.

- d. Task 4: Temporary Wayfinding. Scope of work will include design and consulting services for temporary wayfinding signage. Page/Dyal will review and provide consultation for construction signage needs and a temporary wayfinding implementation strategy based on known/planned conditions (ie: street closures, construction zones, and phases) at the time of evaluation. We will design a modular wayfinding graphics system and strategy using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce design documentation guidelines future implementation.

Activities this task will include:

- Review of known/planned conditions to determine a strategy for sign types and phased implementation in alignment with construction phases, long-term

Page/

- Developing concepts and design intent for a number of modular freestanding and fence applied temporary sign types, as determined during evaluation and coordination with Client and construction company
- Once a look and feel/design intent strategy has been established and approved, design assets, templates, and documentation will be provided for initial application (temporary wayfinding related to the start of excavation and construction at 1801 Congress, June 2017) utilizing content and messaging provided by Client. This will include Page/Dyal providing artwork files for fabricator and coordination with fabricator.
- Developing guidelines (to be used by general contractor or other third party) as a kit-of-parts for future graphic application to develop and install construction signage, long-term. Template files will be provided in Adobe InDesign.
- Assumptions: all content for phase one will be provided by Client before design work is initiated. Client will provide content language, and will approve locations for all proposed signs.

11. Design services allowance for potential future consulting.

Fee Schedule

		Contract Amendment 2
Firm	Discipline	
Wildflower Center	Sustainable Landscape Design Consultation	\$ 45,615
Page/ Dyal	Graphic Design Task 1 – Website	\$ 8,400
Page/ Dyal	Graphic Design Task 2 – Construction Fencing	\$ 15,000
Page/ Dyal	Graphic Design Task 3 – TSHM Fence Panels	\$ 40,000
Page/ Dyal	Graphic Design Task 4 – Temporary Wayfinding	\$ 15,000
Page	Design Services Allowance	\$ 100,000
Totals		\$ 224,015

E. **Reimbursable Fees:** In addition to the lump sum fees indicated in the schedule above, it is anticipated that the following fees will be reimbursable in accordance with the Texas Facilities Commission AE Contract terms. These costs will be billed at actual cost.

1. Out of town travel costs in compliance with State of Texas requirements per contract.
2. Printing and shipping costs
3. Preparation of three dimensional fly bys or walk throughs in addition to the ones noted in previous scope description
4. Wind tunnel testing beyond analysis
5. Costs associated with construction of or testing of mock-ups

We recommend that the Owner include a budgetary estimate of:

- Scope Items 1 – 3 Refer to Base Contract
- Scope Items 4 – 6 \$110,000
- Scope Item 7 \$50,000
- Scope Item 8 \$95,000

F. **Schedule for Services:** We anticipate a notice to proceed for our services on or about the first week of July, with the following approximate durations and for our services listed above. We will work closely with your team and the selected CMA to verify exact dates for an initial comprehensive schedule.

- Scope Items 1 through 3: starting September 6, 2016, completion on January 4, 2017, duration of 120 days

Page/

- Scope Items 4 through 6: starting on January 5, 2017, ending approximately November 22, 2017, approximately 10 ½ months. CDPs will be delivered on a phased schedule, to be coordinated with CMA's Master Schedule.
- Scope Item 7: Phased Schedule, Estimate duration approximately 14 months overlapping with Scope Items 4-6, starting approximately March, 2017 and ending approximately May, 2018.
- Scope Item 8: Phased Schedule, Estimate duration approximately 31 months overlapping with Scope Item 7, starting approximately June, 2017 and ending no later than December 31, 2020.
- Scope Items 9 through 11: starting in April 2017, and extending through December 13, 2020.



TEXAS CAPITOL COMPLEX CONCEPT DEVELOPMENT DESIGN PHASE

30°16'46.5"N 97°44'18.6"W

Austin, TX

April 28, 2017

The Lady Bird Johnson Wildflower Center (LBJWC) will work as a subconsultant to the primary consultant, Page Southerland Page (PAGE), for the project located at the Texas Capitol Complex, between 16th street and MLK, along Congress Avenue. The scope of services includes working with the Master Architect (PAGE) and the Project Landscape Architect Sasaki Associates (SASAKI) during the Conceptual Development Phase of the Texas Capitol Complex Project. This scope of work includes services designed to promote ecologically sensitive landscapes sustainably designed in conjunction with Government Code, Sec. 2166.404 Xeriscape on New Construction 1194.

The Wildflower Center will work PAGE and SASAKI to create a design that functions on multiple levels enhancing the site's ecological performance and efficiency while working within the established framework set forth by earlier phases of work. This includes optimizing ecosystem services (i.e. stormwater management, air and water quality improvement, carbon sequestration, landscape restoration and conservation) where possible while thinking of construction and maintenance realities. Our experience in scientific research, landscape architecture, ecosystem function, and professional and university education positions our group at the forefront of urban environmental design to optimize the ecological and economic performance of the Texas Capitol Complex.

WORK PLAN

Below is a work plan individually describing each task needed to carry out the project proposal:

TASK 1 – Project Start Kick-off

1.1 – Administrative / Project Coordination

- A. LIST OF CONTACTS – owner shall distribute to the SUBCONSULTANT a list of contacts and their project role. The contacts include the complete design team, review agency individuals, and any other persons who will have project involvement.
- B. ELECTRONIC BASE FILES – the PRIME consultant will provide electronic base files suitable for the subconsultant to reference throughout the duration of the project. The base files will contain property boundaries, easements and project limits, accurate existing topography, existing site and utility features, and proposed features pertinent to the landscape design such as building footprints, circulation, parking areas, exact tree locations etc.

- C. DESIGN STIPULATIONS AND GUIDELINES – obtain pre-established design criteria or design guidelines. Help identify requirements or stipulations assigned to the project which could impact the landscape design.
- D. SCHEDULE – obtain from the Project Architect an overall project schedule and verify appropriate time allocations that are assigned to the landscape architectural components and the coordination sequencing with the other design team members.
- E. COORDINATION – obtain information from the Project Landscape Architect that may impact the direction of the landscape architecture such as specific design criteria, thematic elements, preferred materials or finishes, etc.
- F. PROGRAMMING – meet with the project team (1 meeting, if required) in a workshop setting to review the site plan components, functional relationships, and site user influences for the landscape and hardscape site design.
- G. SITE RECONNAISSANCE / ANALYSIS – visit the site to observe and photograph existing conditions and neighborhood context. Study existing site features and influences, define opportunities and constraints, circulation systems, adjacent landscaping, climatic influences, encumbrances, easements, and views for use in the design process.
- H. INTEGRATED DESIGN MEETINGS – attend weekly conceptual design meetings via regularly scheduled conference with the project team, to discuss strategies for concept designs and any other project related issues.
- I. BUDGET / OPINION OF PROBABLY COST – Assist Project Architect in determining rough order of magnitude for landscape components related specifically to this Scope of Work. It is recommended that a third party consultant be brought on board to determine accurate market evaluations of construction cost.

Anticipated Deliverables/Responsibilities:

- > Review all existing materials related to the Project
- > Site visit (2 hours / 2 attendees)
- > Weekly presence at conference call design meeting

Cost: \$7,690

Anticipated Duration:

- > Weekly until July 21st 95% Submission
- > As need afterward until Sept 8th
- > Site visit date - TBD

TASK 2 – Concept Development Scope of Work

2.1 – Planting Selections / Recommendations

- A. Provide detailed recommendations for the selection of key tree, shrub, and herbaceous species and plant communities for landscape areas within the Project boundary.

Cost: \$5,020

2.2 – Planting Details: Over Structure and Typical Plantings

- A. Review and comment on planting details provided by the Project Landscape Architect (SASAKI) for “over structure” and at grade conditions.

Cost: \$3,765

2.3 – Plant Spacing and Soil Volume Recommendations

- A. Provide recommendations for plant spacing requirements for selected tree species in order to achieve the desired long-term design intent.
- B. Provide soil design recommendation for over structure areas and under paving conditions, including the research and development of systems such as Silva Cells and/or structural soils. Detailed load bearing calculations by others.

Cost: \$3,230

2.4 – Green Roof: Design, Research, & Recommendations

- A. Review and comment on green roof designs provided by Project Landscape Architect (SASAKI)
- B. Provide planting species selection and recommend adequate spacing for green roof areas. Detailed planting design by others.
- C. Provide input and review green roof specifications, including conceptual irrigation recommendation, soil media, drainage layer recommendations, product info, and preferred plant materials with sourcing options.
- D. Estimate project cost for proprietary green roof media: SkySystem™

Cost: \$16,090

2.5 – Soils: Design, Research, & Recommendations

- A. Provide soil design recommendations and development of soil specifications for all planting typologies.

Cost: \$6,020

2.6 – Site Hydrology: Design, Research, & Recommendations

- A. Review and recommend strategies for the conceptual level stormwater management designs by Project Landscape Architect (SASAKI).

Cost: \$3,300

CONTRACT PROCESS

This Description of Services is not a binding document. Once the terms are agreed upon the document must be submitted to the University of Texas' Office of the Vice President and Chief Financial Officer for authorization.

SCHEDULE

The LBJWC consulting program is strengthened by our research and educational programs. However, this means that our consulting staff has multiple responsibilities and outside commitments beyond consulting. Request for information should keep the center's structure in mind and advanced notification for information is appreciated.

FEE

This lump sum fee represents the total cost for the effort required to complete the services listed above. This fee includes all labor, direct costs, reimbursable, travel expenses, and equipment required to successfully complete the project as outlined above. A percentage of project fees are used for research and development of sustainable landscape design techniques.

Payment for these services shall be made on a monthly basis. LBJWC will invoice fees and reimbursable items separately. The Client (PAGE) will be billed for the work completed in the previous 30 days. The Client is responsible for making payments to the Lady Bird Johnson Wildflower Center within thirty (30) days of receipt of the invoice. If the Client fails to pay LBJWC within sixty (60) days after the date of the invoice, LBJWC has the right, upon written notice to the, to stop work on the project until payment of the full amount has been received.

Task 1.1 – Project Kick-off & Ongoing Coordination for Phase	\$7,690
Task 2.1 – Planting Selection / Recommendations	\$5,020
Task 2.2 – Planting Details	\$3,765
Task 2.3 – Plant Spacing Research / Recommendations	\$3,230
Task 2.4 – Green Roof Design / Recommendations	\$16,090
Task 2.5 – Soils: Research / Recommendation	\$6,020
Task 2.6 – Site Hydrology Research / Recommendations	\$3,300
Estimated Reimbursable	\$500
Total Cost:	\$45,615

ADDITIONAL SERVICES

Services requested by the Client (PAGE) not included in the above project scope may be requested as need. For additional services, compensation will be billed according to the following hourly rates:

CONSULTING RATES

Associate Principal	\$185/hour
Landscape Architect	\$170/hour
Project Manager	\$150/hour
Technical Staff:	\$110/hour
GIS/CADD	
Arborist/Horticulturalist	
Conservation/Botanist	
Invasive Species Specialist	

These rates are subject to periodic adjustments.

OWNERSHIP OF DOCUMENTS

LBJWC has the right to include representations of the design of the project, including photographs and drawings in promotional and professional materials. LBJWC shall not include the Clients confidential or proprietary information if the Clients have previously advised LBJWC in writing of the specific information considered to be confidential or proprietary. The Client shall provide professional credit to LBJWC on promotional or educational materials concerning the project.

PROJECT CANCELLATION

Either party may cancel the contract without cause with written notice. The consultant is entitled to payment for any supplies that cannot be returned or for services rendered up to the date of cancellation.

Thank you for the opportunity to work with you on this exciting project. Please call us with any questions or needed changes.

Sincerely,

Matthew D. O'Toole
Director of Consulting
Lady Bird Johnson Wildflower Center
E: motoole@wildflower.org | T: 512.232.0134

**Page/Dyal Branding
& Graphics****Add Service Proposal**

Submitted to Janie Gribble, Senior Project Manager, Texas Facilities Commission
Prepared by Carla Fraser, Vice President, Page
Date 4 May, 2017
Regarding TFC / Capitol Complex / Website and Temporary Graphics

Page 1 of 4

Dyal Branding & Graphics, a Page Company, has prepared this proposal in response to a request by Janie Gribble, Senior Project Manager at Texas Facilities Commission for the project noted below.

Background

Page/Dyal proposes to provide design services for Capitol Complex in Austin, Texas.

The following pages outline proposed project scope, phasing, deliverables, fees, conditions, and other specifics. If, upon review of our proposal, it is found that changes or refinements to the scope, phasing, or other aspects of our proposal are required, please contact us, and we will prepare a revised proposal.

Task 1: Website Graphic Design and Consultation

Page/Dyal will establish a design and look and feel for the website, develop a style guide and provide design consultation during the website development phase.

Task 1A. Establish design and look and feel. Activities this task will include:

- develop identity studies for look and feel
- identify reference for suggested design elements and templates using Balfour's preferred website builder
- develop design and layout concepts for several representative web pages

Fees Task 1A: \$ 5,320

Task 1B. Style Guide and Graphics. Activities this task will include:

- develop style guidelines and design documentation for approved design concepts
- develop web-ready graphic elements/icons that support the look and feel

Fees Task 1B: \$840

Task 1C. Consultation and Review

During this task, Page/Dyal will work with the web developer to coordinate, track progress, and provide QA reviews of the site during development. We will participate in and consult on reviews of the site development to ensure that the design intention is maintained and implemented in-alignment with the style guide, overall brand, best practices, and usability.

Fees Task 1C: \$2,240

Fees Task 1: \$8,400

Task 2: Construction Fencing Graphics

Page/Dyal will design construction fencing graphics using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce a template for future implementation. Planning will require early coordination with fabrication company, contractor, and coordination throughout the process from concepts to installation. This assumes the substrate builder, printer, and installer are all contracted in advance of design development.

Activities this task will include:

- We will develop design intent graphics for the construction fence strategy, long-term.
- Once a look and feel/design intent strategy has been established and approved, we will provide design development and documentation for Phase 1 fence. This will include providing artwork files for fabricator and coordination with fabricator.
- We will develop a kit of parts for the construction fence strategy long-term, and will develop and provide templates for future implementation by the construction management company. Template files will be provided in Adobe InDesign.

Fees Task 2: \$15,000

**Page/Dyal Branding
& Graphics****Add Service Proposal**

Submitted to Janie Gribble, Senior Project Manager, Texas Facilities Commission
 Prepared by Carla Fraser, Vice President, Page
 Date 4 May, 2017
 Regarding TFC / Capitol Complex / Website and Temporary Graphics

Page 2 of 4

Task 3: Biannual Fence Panel Designs, TSHM

Page/Dyal will design fabrication-ready files on a biannual basis (every 6 months) for five years, for a total of up to 10 design updates. This assumes using content and imagery developed and provided to us by the Texas State History Museum. We will coordinate needs directly with the museum and will follow a pre-determined schedule for each update. The design will be formatted for the fence panels that are allocated to the museum and will allow for one design proof and one round of revisions per update.

Fees Task 3: \$40,000

Task 4: Temporary Wayfinding

Scope of work will include design and consulting services for temporary wayfinding signage. Page/Dyal will review and provide consultation for construction signage needs and a temporary wayfinding implementation strategy based on known/planned conditions (ie: street closures, construction zones, and phases) at the time of evaluation. We will design a modular wayfinding graphics system and strategy using the approved graphics campaign, develop a kit of parts for the design and implementation, create fabrication-ready files for the first phase of implementation, and produce design documentation guidelines future implementation.

Activities this task will include:

- Review of known/planned conditions to determine a strategy for sign types and phased implementation in alignment with construction phases, long-term
- Developing concepts and design intent for a number of modular freestanding and fence applied temporary sign types, as determined during evaluation and coordination with Client and construction company
- Once a look and feel/design intent strategy has been established and approved, design assets, templates, and documentation will be provided for initial application (temporary wayfinding related to the start of excavation and construction at 1801 Congress, June 2017) utilizing content and messaging provided by Client. This will include Page/Dyal providing artwork files for fabricator and coordination with fabricator.
- Developing guidelines (to be used by general contractor or other third party) as a kit-of-parts for future graphic application to develop and install construction signage, long-term. Template files will be provided in Adobe InDesign.

Assumptions: all content for phase one will be provided by Client before design work is initiated. Client will provide content language, and will approve locations for all proposed signs.

Fees Task 4: \$15,000

Total Fees

Task 1	\$ 8,400
Task 2	\$ 15,000
Task 3	\$ 40,000
Task 4	\$ 15,000

Compensation Total: \$ 78,400

Progress Payments

Progress Payments shall be made on a monthly basis commensurate with our work progress. Payments shall be due and payable upon receipt of Page invoices. Client objections to an invoice, or portion thereof, must be stated in writing within fifteen (15) calendar days after receipt. The undisputed portion of an invoice shall not be deferred with the amount in question and will be paid to Page without delay.

Client may terminate this agreement at any time by providing written notice to Page. Client shall pay Page for services rendered and actual expenses incurred through the Termination Date.

**Page/Dyal Branding
& Graphics****Add Service Proposal**

Submitted to	Janie Gribble, Senior Project Manager, Texas Facilities Commission
Prepared by	Carla Fraser, Vice President, Page
Date	4 May, 2017
Regarding	TFC / Capitol Complex / Website and Temporary Graphics

Page 3 of 4

Concepts

Concepts that have been approved and developed for Client are the property of Client. Concepts shown in presentations and not developed into designs for client remain the property of Page.

Production-related Expenses

Production expenses include things such as the cost of samples or mock-ups, for drawings and specifications (if required), or the purchase and/or modification of any required photography or illustration. If any such production-related expenditures are required during the course of the project, Page will notify Client in writing prior to incurring the expense.

Contingency Fee

If client makes a request for any phase or task that results in any of the following: 1) reordering of scope sequence, 2) rush delivery, 3) numerous revisions, or 4) creation of an unscheduled deliverable — a contingency fee (of up to 20% of the value of the appropriated task) will be assessed in order to accommodate the request. Prior to fulfilling the request, Page/Dyal will submit a notification, in writing, alerting the client of the additional fee needed to satisfy the request. Client will be asked to approve, in writing, the additional cost, prior to the application of a contingency fee, or before commencing the requested work.

Proposal Duration

The terms proposed in this document are valid for 90 days from the date of the proposal.

Additional Services

Services in addition to those previously described in this proposal and services which result from significant changes in the project's scope, size, quality, complexity, or schedule will be submitted in writing as an additional services proposal for client approval before proceeding.

**Page/Dyal Branding
& Graphics**

Add Service Proposal

Submitted to	Janie Gribble, Senior Project Manager, Texas Facilities Commission
Prepared by	Carla Fraser, Vice President, Page
Date	4 May, 2017
Regarding	TFC / Capitol Complex / Website and Temporary Graphics

Page 4 of 4

By their execution below, the parties hereto have agreed to the terms of this Agreement, effective as of the last date of signature below, and each signatory represents that it as the full authority to enter into this Agreement and to bind her/his respective party to all of the terms herein. Terms stated in this document are valid for a ninety (90) day period from the date of this proposal.

Agreement to Proceed

Client:

Legal Name

Business Location

Signature

Printed Name and Title

Date

Page Southerland Page



 Signature
 Printed name and title: Carla Fraser, Vice President
 Business Location: Austin, Texas