

Contract No. 18-133-000
Surveying and Mapping, LLC (SAM)
Assignment No. 4
Project Number: 18-009-8455

**INDEFINITE DELIVERY INDEFINITE QUANTITY
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
SURVEYING AND MAPPING, LLC (SAM)**

TFC CONTRACT NO. 18-133-000

ASSIGNMENT NO. 4

THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 4 (hereinafter referred to as “Assignment No. 4” 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 Surveying and Mapping, LLC (SAM), located at 4801 Southwest Parkway, Building Two, Suite 101, Austin, Texas 78735 (hereinafter referred to as “PSP”) (TFC and PSP are hereinafter referred to individually as a “Party” or collectively as “Parties”), to be subject to the terms and conditions that follow.

DESCRIPTION OF PROJECT: The project for which PSP agrees to provide Professional Services is generally described as creation and submission to TFC of an American Land Title Association (“ALTA”) survey of the G. J. Sutton Building property located at 321 Center Street, San Antonio, Texas, post-demolition (hereinafter referred to as the “Project”), as further depicted in Exhibit A-4, PSP’s IDIQ Assignment No. 4 Proposal No. 1019052443 revised August 6, 2020, attached hereto and incorporated herein for all purposes and consisting of four (4) pages.

DURATION OF ASSIGNMENT: The scope of services of this Assignment No. 4 shall be completed no later than December 31, 2020, 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. 4.

SPECIAL TERMS AND CONDITIONS OF ASSIGNMENT: Terms and conditions shall be in accordance with the Agreement, any Special Conditions, and with this Assignment No. 4.

SUB-CONTRACTORS TO BE UTILIZED FOR PROJECT: PSP shall perform the services under this Assignment No. 4 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. 4 shall not exceed the sum of Twelve Thousand Five Hundred and No/100 Dollars (\$12,500.00). No more

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frequently than once per month, PSP shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. Any reimbursable expenses, if allowed, shall be in accordance with Section 4.6 of the Agreement.

IDENTIFICATION OF PSP PROJECT MANAGER AND ALL SUBCONTRACTOR: For this Assignment No. 4, 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-4.

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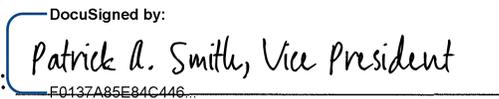
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ENTIRE AGREEMENT AND MODIFICATION: The Agreement and this Assignment and their integrated attachment(s) constitute the entire agreement of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations,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

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

TEXAS FACILITIES COMMISSION SURVEYING AND MAPPING, LLC (SAM)

By:  B41C9EC0A8020417

By:  F0137A85E84C446

Mike Novak

Patrick A. Smith

Executive Director

Vice President

Date of execution: 08/07/2020 | 11:14 AM CDT

Date of execution: 08/07/2020 | 11:11 AM CDT

PM 

GC 

Dir 

DED 

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EXHIBIT A-4

**PSP'S IDIQ ASSIGNMENT NO. 4 PROPOSAL NO 1019052443
REVISED AUGUST 6, 2020**



Surveying And Mapping, LLC
4801 Southwest Parkway, Building Two, Suite 100, Austin, TX 78735
Ofc 512.447.0575 Fax 512.326.3029
info@sam.biz www.sam.biz TX Firm # 10064300

Via Email: dorothy.spearman@tfc.state.tx.us

Revised August 6, 2020
Revised July 20, 2020
November 14, 2019

Texas Facilities Commission
Facilities Design & Construction
1711 San Jacinto Boulevard
Austin, TX 78701
c/o Dorothy Spearman, Senior Project Manager

**Re: 321 N. Center Street
San Antonio, Texas
SAM Proposal No. 1019052443**

Dear Ms. Spearman:

Surveying And Mapping, LLC (SAM) is pleased to provide this proposal to Texas Facilities Commission, for professional services in connection with the above referenced project shown on **Exhibit "A"**. Based upon our correspondence and discussions, we have prepared the attached Scope of Services.

We appreciate the opportunity to submit this proposal and we look forward to working with you on this very important project. If you should have any questions or require any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Zdancewicz', is written over a light blue horizontal line.

SURVEYING AND MAPPING, LLC
Donald J. Zdancewicz, RPLS
Senior Project Manager

Cc: Neil Hines, RPLS
Greg Schmidt, RPLS, Associate



**SCOPE OF SERVICES AND ESTIMATED FEE
321 N. CENTER STREET, SAN ANTONIO, TEXAS
ALTA/NSPS LAND TITLE SURVEY**

PROJECT OVERVIEW

Surveying And Mapping, LLC (SAM) proposes to provide an ALTA/NSPS Land Title Survey to Texas Facilities Commission (Client). The subject property is located at address 321 N. Center Street, San Antonio, Texas, being further described as Tract 1, a 2.916 acre parcel described in Vol. 7713, Pg. 343; Tract 2, a 0.8918 acre parcel being portions of Lots 6 & 15 and all of Lots 7 & 16 of New City Block 581; and Tract 3, a 0.2970 acre parcel being all of Lot 14 and a portion of Lots 13 & 15 of New City Block 581.

ASSUMPTIONS

The following assumptions were made for the preparation of this Scope of Services. If these assumptions do not prove correct, a modification to the scope and budget for this project may be required.

- Client will provide Right of Entry and access to any private properties as required to perform the services described herein, and if necessary gain permission of adjoining properties.
- Survey Feature Codes will be shown as per SAM current Feature Library and Line Styles.
- SAM will not be working in any hazardous or contaminated areas.
- All work will be performed during daytime hours.
- The Client will be the liaison for the SAM field crews to access the Project Work Area.
- SAM will be notified, prior to mobilizing to the Project, of any special requirements for access and the performance of the work.
- SAM personnel will have unrestricted access to the work areas on a ten (10) hour per day basis for each day approved to perform work.

SCOPE OF SERVICES - SURVEY

ALTA/NSPS LAND TITLE SURVEY:

SAM will perform the following Survey services:

- Prepare an ALTA/NSPS Land Title Survey in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, effective February 23, 2016 and includes items 1, 2, 3, 4, 6a, 7a, 8, 9, 11, 13, 14, 16, 17 & 18 of Table A thereof, and pursuant to the Accuracy Standards. This survey will include the certification found in paragraph 7 of said requirements. Complete certified title report with all supporting record documents to be provided as set forth in paragraph 4 of said requirements.
- Review and analyze the current recorded deed and/or plats, adjoining deeds or plats and right-of-way information.
- Recover or establish horizontal control for this project to be used for all survey work.



- Locate all the subject property corner markers, fences, and/or other items that will allow us to construct the lot boundary.
- Locate the horizontal improvements on the subject property including: buildings, walks, curbs, walls, drive aisles, parking and visible evidence of utilities.
- Location of piers performed by others will be shown on the survey. Client is responsible to provide these locations in a CAD format that can be incorporated into the survey.
- Task includes addressing one round of comments.

FEE: \$12,500

DELIVERABLES

- PDF and/or hard copy of ALTA/NSPS Land Title Survey, signed and sealed by R.P.L.S.

ADDITIONAL SERVICES

In addition to the services outlined above, SAM will provide additional services as requested by the Client on a time and materials basis, based upon the previously agreed rate schedule. If requested, a scope of work and estimated fee will be provided in writing prior to SAM proceeding with any additional service. additional services may include but are not limited to the following:

- Easement descriptions.
- Surveying to confirm and determine the extent of and to assist the Client in resolution of any conflict or discrepancy found during the survey.
- Additional surveying to support engineering/architectural design, beyond the scope described herein.
- Obtaining right-of-entry to properties outside the control of Client System if necessary.
- Any other ground surveying service not listed above.

ESTIMATED FEE

ALTA/NSPS Land Title Survey	<u>\$12,500</u>
Total	\$12,500

This fee is good for 90 days from the date of this proposal.

PROJECT SCHEDULE

SAM will start field surveying within one (1) weeks from written authorization, receipt of client provided title commitment and access provided to the site. The ALTA/NSPS will be provided within three (3) weeks from written authorization and receipt of the Title Commitment.



EXHIBIT "A"

321 N. CENTER STREET, SAN ANTONIO, TX



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EXHIBIT B-4

LIST OF PSP'S PROJECT MANAGER AND SUBCONTRACTORS

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

A. PSP Project Manager:		Donald J. Zdancewicz Surveying And Mapping, LLC (SAM) 4801 Southwest Parkway, Building Two, Suite 100 512-952-0680 (cell #) 512-895-5054 (office #) donald.zdancewicz@sam.biz
B. Subcontractors:		
	1.	_____ (Name) _____ (Company) _____ (Address) _____ (Cell #) _____ (Email)
	2.	_____ (Name) _____ (Company) _____ (Address) _____ (Cell #) _____ (Email)
	3.	_____ (Name) _____ (Company) _____ (Address) _____ (Cell #) _____ (Email)
	4.	_____ (Name) _____ (Company) _____ (Address) _____ (Cell #) _____ (Email)