

TFC Contact No. 18-136-000
RFP No. 303-7-01584
Tarantino Properties, Inc.
Amendment No. 4

**AMENDMENT NO. 4
TO THE
CONTRACT FOR
PROPERTY MANAGEMENT SERVICES
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
TARANTINO PROPERTIES, INC.**

THIS AMENDMENT NO. 4 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 and Tarantino Properties, Inc. (hereinafter referred to as “Contractor”), located at 7887 San Felipe, Suite 237, Houston, Texas 77063, to amend the original Contract, as amended, between the parties (hereinafter referred to as the “Contract”).

RECITALS

WHEREAS, on or about January 1, 2018, the parties entered into that one certain *Contract for Property Management Services Between the Texas Facilities Commission and Tarantino Properties, Inc* (hereinafter referred to as the “Contract”); and

WHEREAS, on June 25, 2018, the parties entered into Contract Amendment No. 1; and

WHEREAS, on July 12, 2018, the parties entered into Contract Amendment No. 2; and

WHEREAS, on October 2, 2018, the parties entered into Contract Amendment No. 3; and

WHEREAS, the parties have agreed that additional funding in the amounts of Sixty-Four Thousand Four Hundred Forty-One and 12/100 Dollars (\$64,441.12) for Luxury Vinyl Tile (“LVT”) and painting in suites G20 and G40 for the Texas Department of Agriculture in the Elias Ramirez Building located at 5425 Polk Street, Houston, Texas and Forty-Four Thousand Two Hundred Thirty-Six and 71/100 Dollars (\$44,236.71) for requested renovation of suites 460P and 460Q for the Health and Human Services Commission in the El Paso State Office Building located at 401 E. Franklin, El Paso, Texas, is needed in order to fulfill tenant requested improvements at the tenant’s expense in the total amount of One Hundred Eight Thousand Six Hundred Seventy-Seven and 83/100 Dollars (\$108,677.83), as more specifically set forth in “Exhibit A-4,” Proposal, attached hereto and incorporated herein for all purposes and consisting of two (2) pages;

NOW, THEREFORE, the parties agree to amend the Contract as follows:

1. The parties agree to modify ARTICLE III – CONSIDERATION, SECTION 3.1 – CONTRACT LIMIT AND FEES AND EXPENSES, by deleting Section 3.1 in its entirety and replacing it with Section 3.1, reflecting additional funding for tenant requested improvements, as follows:

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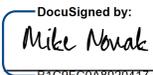
“3.1. **CONTRACT LIMIT AND FEES AND EXPENSES.** The total amount of this Contract shall not exceed the sum of Three Million Seven Hundred Twenty-Five Thousand Two Hundred Seventy-Two and 41/100 Dollars (\$3,725,272.41). This amount includes the Fiscal Year 2018–2019 contract base fee of Three Million One Hundred Thirty-Five Thousand Five Hundred Seventy-Five and No/100 Dollars (\$3,135,575.00) and Three Hundred Eighty-Eight Thousand Six Hundred Seventy-Seven and 83/100 Dollars (\$388,677.83) to cover any Non-Budget Expense and/or Additional Services, as defined in Section 3.3 and Section 3.4 below, and Two Hundred One Thousand Nineteen and 58/100 Dollars (\$201,019.58) to cover any Reimbursable Services, as defined in Section 3.5 below. Pricing fees will be invoiced in accordance with Exhibit I – Compensation and Fees. This shall include the costs associated with providing all property management services set forth under this Contract, the Management Fee Profit including the Property Manager, required staff and/or any other administrative overhead costs. Any changes to the not-to-exceed amount or pricing fees set forth in Exhibit I – Compensation and Fees shall be submitted to TFC for review and shall be approved by amendment to this Contract.

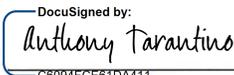
2. All other terms and conditions of the Agreement not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 4 to this Contract to be effective as of the date of the last party to sign.

TEXAS FACILITIES COMMISSION

TARANTINO PROPERTIES, INC.

By: 
B1C9FC0A8020417...

By: 
C8094FCE81DA411...

Mike Novak

Anthony Tarantino

Executive Director

President

Date of execution: 03/27/2019 | 10:39 AM CDT

Date of execution: 03/27/2019 | 10:07 AM CDT

GC NRG
Dir. 

ERB - TDA Project TFC Contract 18-136-000
 Flooring and Painting for G20 & G40
 Portal Request 21199

Exhibit A-4

Amendment No.4 10/2/2018

Not to Exceed - Taratino Proposal

Item - Craft	Bid Notes/Info	Estimated Expense	Contractor
Suite G20			
Flooring	Carpet Tile installation - 465 Yards - Turn Key Project Including lifting of cubicle furniture, moving of boxes, file cabinets etc. Demolition, Installation and Debris Removal.	\$33,700.00	Taratino Properties, Inc.
Painting	Painting all interior suite areas	\$7,300.00	Taratino Properties, Inc.
	Estimated Sub Total	\$41,000.00	
Contingency/Unforeseen Factors	5%	\$2,050.00	
	Estimated Grand Total	\$43,050.00	
Project Management Fee	Calculated at 5% of project total	\$2,152.50	
	Estimated Total Expense	\$45,202.50	
Suite G40			
Flooring	Carpet Tile installation - 165 Yards - Turn Key Project Including lifting of cubicle furniture, moving of boxes, file cabinets etc. Demolition, Installation and Debris Removal.	\$13,900.00	Taratino Properties, Inc.
Painting	Painting all interior suite areas	\$3,550.00	Taratino Properties, Inc.
	Estimated Sub Total	\$17,450.00	
Contingency/Unforeseen Factors	5%	\$872.50	
	Estimated Grand Total	\$18,322.50	
Project Management Fee	Calculated at 5% of project total	\$916.12	
	Estimated Total Expense	\$19,238.62	
	G20 - \$45,202.50 + G40 - \$19,238.62 = \$64,441.12	Grand Total	

Qualifications & Assumptions

1	Hazardous material testing and/or remediation is not included in estimate.
2	All work to be completed after hours and on weekends.
3	Flooring is turnkey. Tenant will be responsible for emptying and packing items located in furniture to be moved.
4	Flooring replacement is for all suite areas.

Note: Project budget is based on preliminary estimates per plan provided. Line items expense could

TFC Contract 18-136-000

Exhibit A-4

Amendment No.4



12770 Cimarron Path Suite 122
 San Antonio, Texas 78249
 Bid Submitted by: Coni Jenkins

210-212-622 Main Line
cjenkins@tarantino.com

Bid for:

ELP State Office Building
 HHSC Project - Portal Request 20734

Bid Date 8/16/2018

Item - Craft	Bid Notes/Info	Material	Labor	Total Bid Price
Architect & Engineering Plans	Project exceeds the \$8,000.00 expense therefore A&E Plans are required.			\$15,000.00
HVAC	N/A			
Electrical	Demo and installation of new wiring, existing lighting and switches per plan.	\$1,800.00	\$5,000.00	\$6,800.00
Plumbing	N/A			
Fire Safety/Fire Sprinkler	N/A			
Office Construction	Demo 2 offices (9'-5" X 12'-6" and 9'-5" X 8'-0") and construct 2 new offices: 10' X 12' & 10' X 13'. Office locations marked up on floor plan provided.	\$15,504.00	\$2,820.00	\$18,324.00
	Total Amount for Labor & Supplies	\$17,304.00	\$7,820.00	\$40,124.00
	Contingency - 5%			\$2,006.20
	PM Fee- 5%			\$2,106.51
	Total Project Bid Price	\$17,304.00	\$7,820.00	\$44,236.71

Note: Project bid is not to exceed based on the curret project componets. Archlctect and Engineering bid is a not to exceed amount. Bid is valid for 90 days.

TENANT ACCEPTANCE



 Authorized Representative

8/16/2018

 Date

FERNANDO RODRIGUEZ

 Printed Name

Regional Director of Administrative Services

 Title