

TFC Contract No. 18-048-000
Walker Parking Consultants/Engineers, Inc.
Assignment No. 6
Project No. 20-001-5160

**INDEFINITE DELIVERY INDEFINITE QUANTITY
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
WALKER PARKING CONSULTANTS/ENGINEERS, INC.**

TFC CONTRACT NO. 18-048-000

ASSIGNMENT NO. 6

THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 6 (hereinafter referred to as “Assignment No. 6” 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 Walker Parking Consultants/Engineers, Inc., 13809 Research Boulevard, Suite 559, Austin, Texas 78750 (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 develop repair documents and perform construction-based services to address water intrusion issues in the basement of the Sam Houston Building in Austin, Texas (hereinafter referred to as the “Project”), as further depicted in “Exhibit A-6,” PSP’s IDIQ Assignment No. 6 Proposal, dated April 20, 2020, attached hereto and incorporated herein for all purposes and consisting of (3) pages.

DURATION OF ASSIGNMENT: The scope of services of this Assignment No. 6 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. 6.

SPECIAL TERMS AND CONDITIONS OF ASSIGNMENT: Terms and conditions shall be in accordance with the Agreement, any Special Conditions, and with this Assignment No. 6.

SUB-CONTRACTORS TO BE UTILIZED FOR PROJECT: PSP shall perform the services under this Assignment No. 6 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.

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FEE FOR BASIC SERVICES: Fee for the services set forth in this Assignment No. 6 shall not exceed the sum of Ninety Thousand One Hundred Dollars and No/100 (\$97,100.00). No more frequently than once per month, PSP shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. Any reimbursable expenses, if allowed, shall be in accordance with Section 4.6 of the Agreement.

IDENTIFICATION OF PSP PROJECT MANAGER AND ALL SUBCONTRACTOR:
For this Assignment No. 6, 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-6."

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

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

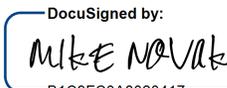
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ENTIRE AGREEMENT AND MODIFICATION: The Agreement and this Assignment and their integrated attachment(s) constitute the entire agreement of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations,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

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

TEXAS FACILITIES COMMISSION

WALKER PARKING CONSULTANTS/ENGINEERS, INC.

By:  _____
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By:  _____
711E16A3D75A421...

Mike Novak

Alfredo E. Bustamante

Executive Director

Principal & Director of Restoration

Date of execution: 06/05/2020 | 1:11 PM CDT

Date of execution: 06/05/2020 | 10:57 AM PDT

 PM

 GC

 Dir

 DED

TFC Contract No. 18-048-000
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EXHIBIT A-6

PSP'S IDIQ ASSIGNMENT NO. 6 PROPOSAL, REVISED DATE APRIL 13, 2020

TFC Contract No. 18-048

Exhibit A-6

Assignment No. 6



13809 Research Blvd. Suite 559
Austin, TX 78750

281.280.0068
walkerconsultants.com

April 20, 2020

Mr. Billy Knapp
Project Manager
Facilities Design & Construction
Texas Facilities Commission
1711 San Jacinto Boulevard
Austin, Texas 78701

*Re: Proposal for Engineering Services: CDs, Bidding and CA Services
at Basement Northwest Corner of Sam Houston Building
201 East 14th Street
Austin, Texas 78701*

Dear Mr. Knapp:

Walker Consultants is pleased to submit, for your review, this proposal for developing repair documents and performing construction phase services based on our previous water intrusion issue evaluation at the basement northwest corner of Sam Houston Building, located in Austin, Texas. This proposal provides our understanding of the project, description of our proposed Scope of Services, schedule, fee, and means of authorization.

PROJECT UNDERSTANDING

The Sam Houston Office Building is an office building located at 201 East 14th Street, in Austin, Texas. The building is approximately 147 feet tall with nine above-ground levels and one below-grade level. A tunnel extension was added to the below-grade level along the west elevation after the building's completion. The building is clad with dimensioned stone masonry and tile claddings with punched window openings.

Based on the executed proposal dated July 11, 2019, Walker conducted a limited field evaluation of the building below-grade waterproofing condition at the northwest corner with investigative opening in conjunction with field modified flood testing and field diagnostic AAMA nozzle water testing. Walker also conducted a follow-up observation at the basement northwest corner during and after the irrigation system was running on the ground floor. A report summarizing the evaluation findings was submitted on November 21, 2019. The scope of services in this proposal is based on the above-mentioned evaluation report.

SCOPE OF SERVICES

Based on our previous recommendations, we propose the following scope of services.



PHASE I – LIMITED FIELD EVALUATION (COMPLETED)

PHASE II – CONSTRUCTION DOCUMENTS AND BIDDING SERVICES

TAKS 1 – CONSTRUCTION DOCUMENTS

1. Provide the waterproofing system repair design required for the basement northwest corner and prepare Construction Documents (CD) consisting of drawings and technical specifications. An Owner's Review Set will be issued at 95% CD for owner's review. Owner's review comments will be incorporated into the final Issued for Construction set. The construction documents will be in sufficient detail to allow competitive bidding of the project.

In the technical specifications, Walker will provide a procurement form including unit and lump sum repair items, submittals requirement, and a summary of work section. The procurement form will request bidders' unit prices to be used for performing the work and alternative pricing forms, if needed. Typically, Owners use their own version of administrative requirements of the contract, but if requested we can provide those specifications as well.

2. Attend one (1) design kick-off meeting with the project team and one (1) design review meeting after the 95% CD Owner's Review Set is complete for comment incorporation. For budgeting purpose, Walker will attend these meetings via teleconference.

TAKS 2 – STRUCTURAL FEASIBILITY STUDY

1. Perform a structural feasibility study of the below-grade waterproofing repair design. Analyze the constructability of the repair with the existing above-grade louver's support structure directly over the mechanical system through-wall opening along the west elevation.
2. Provide a letter report with constructability recommendations for supporting the existing above-grade louver and its foundation during the below-grade waterproofing system repairs directly below the louver.

TAKS 3 – BIDDING ASSISTANCE

1. Provide a list of qualified repair contractors if needed and conduct one pre-bid meeting for the bidding repair contractors to answer questions and review the limitations and extent of work required by the repair documents.
2. Conduct one pre-bid meeting for the bidding repair contractors, to answer questions and review the limitations and extent of work required by the repair documents.
3. Answer technical questions during the bidding process and issue addendum, if needed.
4. Assist in the evaluation of bids and negotiations with repair contractors bidding on the repair work and make a recommendation for awarding the contract.

PHASE III – CONSTRUCTION PHASE SERVICES

TAKS 1 – CONTRACT ADMINISTRATION

1. Review product submittals related to the waterproofing repair work from the repair contractor for conformance with the intent of the contract documents. For budgeting purpose, Walker estimates up to three (3) submittal reviews for the waterproofing repair system. Review of resubmittals are not included



Mr. Knapp
April 20, 2020
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in this proposal but can be provided at client’s request. Walker will not provide stamped shop drawings or submittals. Our comments and recommendations will be documented in a brief written review letter.

2. Assist Owner with waterproofing system related Request for Information (RFI) responses for unforeseen field condition including providing sketches as required to convey design intent. For budgeting purposes, Walker estimated up to eight (8) hours of RFI review time.
3. Conduct one pre-construction meeting at the construction site to review the repair work items, working environments, schedules, and quality control of the repair work to be done.
4. Review monthly payment applications submitted by repair contractor.
5. Make periodic half-day site visits on a weekly basis during waterproofing repair work to observe the progress. For budgeting purpose, a total of four (4) site visits are approximated for the observing the waterproofing repair work. Walker will observe and document the installation of the repair construction in accordance with the contract documents and approved submittals and RFIs. Walker will not be able to observe work that is covered or visually inaccessible during construction. Walker will coordinate all site visits with Owner and Contractor at least 72 hours prior to being onsite.
 - a.

TAKS 3 – LIMITED MECHANICAL SYSTEM FIELD EVALUATION

1. During the initial excavation where the below-grade mechanical system is exposed, a MEP consultant will be on-site to review the existing as-built condition of the portion of the mechanical pipe system that is below-grade and in the exterior connecting the interior mechanical system and the above-grade louver. A complete evaluation of the existing mechanical system is not included in this proposal.
2. A letter report will be provided with findings, conclusions, and preliminary repair recommendations. MEP repair construction documents may be required based on the limited field evaluation. The MEP repair design document is not included in this proposal. A detailed proposal can be provided after the access is provided and limited field evaluation is complete.

SCHEDULE

We will start the Phase II service’s kick-off meeting two weeks after receiving the authorization to proceed. The repair construction documents can take up to twelve weeks to complete. The bidding period could take four to five weeks depending on the bids received. The construction phase services schedule depends on the repair contractor’s schedule and field condition.

PROFESSIONAL FEE

We will perform the scope of services described above for a total lump sum fee of **Ninety-Seven Thousand and One Hundred Dollars (\$97,100)**, including reimbursable expenses broken down as follows:

PHASE	TASK	FEE TYPE	PROFESSIONAL FEE
II	Construction Documents and Bidding Services	Lump Sum	\$52,100
III	Construction Phase Services	Lump Sum	\$45,000
TOTAL LUMP SUM FEE PROPOSED			\$97,100

Thank you for requesting this proposal for Walker Consultants to provide these services to Texas Facilities Commission. If you have any questions regarding this letter, please call.



Mr. Knapp
April 20, 2020
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Sincerely,

WALKER CONSULTANTS

A handwritten signature in black ink, appearing to read "Fan Feng", written in a cursive style.

Fan Feng, PE, CDT, RRO, REWO
Consultant – Building Envelope

A handwritten signature in blue ink, appearing to read "Al Bustamante", written in a cursive style.

Al Bustamante, P.E. CDT
Vice President, Managing Director

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EXHIBIT B-6

LIST OF PSP'S PROJECT MANAGER AND SUBCONTRACTORS

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

A. Project Manager:	Name: Fan Feng Company Name: Walker Consultants Address: 2603 Augusta Dr. Suite 1550, Houston, Texas Phone No.: 832.648.7406 Email: FFeng@walkerconsultants.com
B. Subcontractors:	
1.	Name: Company Name: Address: Phone No.: Email:
2.	Name: Company Name: Address: Phone No.: Email:
3.	Name: Company Name: Address: Phone No.: Email: