

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

**SECOND AMENDMENT TO AGREEMENT FOR
 PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN SERVICES
 AFRICAN AMERICAN MEMORIAL PARK (PHASE 1)**

THIS SECOND AMENDMENT (“SECOND AMENDMENT”), is made and entered into by and between Fort Bend County (hereinafter “County”), a body corporate and politic under the laws of the State of Texas, and Hinesad, LLC d/b/a Hines Architecture + Design, (hereinafter “Consultant”), a company authorized to conduct business in the State of Texas.

WHEREAS, the parties executed and accepted that certain *Agreement for Professional Architectural and Engineering Design Services African American Memorial Park (Phase 1)* on October 4, 2022, as amended by document on or about September 26, 2023 (collectively hereinafter “Agreement”), which is incorporated by reference as if set forth herein verbatim; and

WHEREAS, the parties desire to amend the Agreement to reflect the change in Services to be provided and increase the total Maximum Compensation under the Agreement.

NOW, THEREFORE, the parties do mutually agree as follows:

1. County shall pay Consultant an additional Forty-Two Thousand Two Hundred and 0/100 dollars (\$42,200.00) to perform the revised Services as described in Consultant’s Proposal dated December 1, 2023, attached hereto as Exhibit “A” and incorporated herein for all purposes.
2. The Maximum Compensation payable to Consultant for all Services rendered is hereby increased to an amount not to exceed Four Hundred Seventy Thousand Four Hundred Fifty and 0/100 dollars (\$470,450.00).

\$376,200.00	under the Agreement	
\$52,050.00	under the First Amendment	
\$42,200.00	under this Second Amendment	
	TOTAL:	\$470,450.00

3. In no case shall the amount paid by County for all Services under the Agreement and this Amendment exceed the Maximum Compensation without an agreement executed by the parties.

Except as provided herein, all terms and conditions of the Agreement shall remain unchanged.

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{Execution Page to Follow}

IN WITNESS WHEREOF, the parties hereto have signed or have caused their respective names to be signed to multiple counterparts to be effective on the date signed by the final party.

FORT BEND COUNTY

HINESAD, LLC D/B/A HINES ARCHITECTURE +DESIGN

KP George

KP George, County Judge

1.23.24
Date



ATTEST:

Laura Richard
Laura Richard, County Clerk

Gregory L. Lake

Signature – Authorized Agent

Gregory L. Lake
Printed Name

Principal
Title

1/2/2024
Date

APPROVED:

Darren McCarthy
Darren McCarthy, Parks and Recreation Director

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ 470,450.00 to accomplish and pay the obligation of Fort Bend County under this contract.

Robert Ed Sturdivant
Robert Ed Sturdivant, County Auditor

Exhibit A: HINESAD, LLC's Proposal dated December 1, 2023

i:\agreements\2024 agreements\commissioner precinct #4\hines ad llc (22-com4-101268-a2)\2nd amend.agmt - proae svcs.had.aa mem park kcj - 12.26.2023

EXHIBIT A

HINESAD, LLC's Proposal dated December 1, 2023

**HINES
ARCHITECTURE
+DESIGN**

December 1, 2023

COMMISSIONER DEXTER L. MCCOY
FORT BEND COUNTY COMMISSIONER – PRECINCT 4
1517 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469

RE: FORT BEND COUNTY AFRICAN AMERICAN MEMORIAL AT BATES M ALLEN PARK, PHASE 1.2

Dear Ms. Gwendolyn Climmons, Special Projects Manager

In accordance with your request HINESAD LLC d/b/a HINES ARCHITECTURE + DESIGN (HAD) is pleased to provide FORT BEND COUNTY with the following amended fee proposal for professional services to PO# 218226.

1. AMMENDED PROJECT SCOPE

A. The Scope for Professional Services will include Construction Cost Estimate and Bid Phase services.

2 SCOPE OF ADDITIONAL SERVICES

HAD will provide Additional Services in a form of an agreement as mutually agreed to be consistent with the Project Scope and Scope of Additional Services described in this fee proposal. Additional Services will include:

2.1 CONSTRUCTION COST ESTIMATE

- I. Provide a detailed Construction Cost Estimate for the construction work outlined in the Issued for Construction set dated 05/26/2023. The estimate will cover all aspects of the construction project, including labor, materials, equipment, & associated costs necessary for the successful completion of the project.
- II. Include Construction Cost Estimate for scope of work associated with the Site Lighting Package to be issued on 12/22/2023, including materials, equipment, and associated cost necessary for the successful completion of this scope.
- III. Include Construction Cost Estimate of the Infrastructure Master Plan-Water Distribution System & Sanitary Sewer System as provided by FCM Engineers and as submitted to the Texas Parks and Wildlife Department on November 21, 2023.

2.2 BID PHASE SERVICES

- I. Architect to evaluate and review bids submitted by qualified general contractors for this construction project. Architect will assess the submitted bids, compare them to project requirements, and provide recommendations or findings to assist in the contractor selection process.

3. CONSULTANTS

The services of the following consultants or services are required by the project scope and will be retained and compensated by the Architect on behalf of the Client (see below). Consultants contracted directly to HAD are also listed below. HAD will coordinate the services of all Project design consultants including the coordination of document issue packages.

HAD Contracted Subconsultants and Services on behalf of the Client:

€Didymus: Amended to include Construction Cost Estimate

4. SCHEDULE & COMPENSATION

Additional Services for the amended scope will be provided in accordance with the following schedule durations and fees.

ITEM:	PHASE:	DURATION:	FEE:
4.1	Construction Cost Estimation	4-6 weeks	\$37,200.00
4.2	Bid Phase Services	2 weeks	\$5,000.00
	Total Fixed Fee Additional Services		\$42,200.00

Method of Payment:

Fixed Fees: Fixed fee tasks may be invoiced as frequently as monthly based on the percentage of work completed within the billing period. HAD will attempt to submit invoices on the 15th of each month.

Hourly-with-a-Budget (H.W.B.) Fees: Hourly fee tasks shall be invoiced on a monthly basis according to HAD's currently scheduled rates effective on the date of this proposal. Service rendered within the billing period will be separately described for each hourly task invoiced. Hourly fee budgets will not be increased without the Client's prior approval.

Changes in project Scope or Duration: Should the scope or duration of the project be increased or decreased with regard to the current design, additional services may be required. Client approval is required at the end of Concept Design and Schematic Design only prior to proceeding to next phase. Revisions to drawings and other Project documents which are inconsistent with prior approvals of the Client, or which are necessary as a result of changes in the program, budget, or scope of the project may be an additional service. HAD shall notify the Client immediately if a change is required. Proposals and fees are for a continuous project, additional services may be required to remobilize the project should the project be placed on hold for more than four (4) weeks.

5. ADDITIONAL SERVICES

Services requested by the Owner falling outside the Scope of Basic Services described above shall be considered Additional Services. Additional Service requests will be completed at our standard hourly rates effective at the time of contract execution plus reimbursable expenses, or on a fixed fee basis where a substantial scope of work can be clearly defined in advance. The scope and terms of compensation for Additional services will be confirmed in written form prior to the commencement of services. Additional services include services related to:

- Graphic materials prepared for marketing purposes.
- USGBC LEED initiatives.
- Fast track project delivery and advance bid packages not identified under Basic Services.
- Major design or value engineering revisions to the plans and specifications after completion of Design Development.
- Revisions due to changes in applicable laws and regulations, which become effective after such documents were issued.
- Services related to City Planning special permits, authorizations, certifications, or governmental variances.
- Specialty consulting.
- Document revisions required as a consequence of contractor substitutions, inaccurate survey information, uncovered field conditions, and construction errors in the field.
- Meetings and presentations to regulatory agencies and community groups not identified under Basic Services
- Post Approval Amendment filings not identified under Basic Services.
- Post-Occupancy studies or commissioning.
- Cost Estimating Services
- Record Drawings

6. INCLUSIONS / EXCLUSIONS

Included Services:

1. Architecture
2. Landscape Design
3. Electrical Engineering
4. Civil Engineering
5. Structural Engineering
6. Lighting Consultant
7. Cost Estimating Services

HINES ARCHITECTURE +DESIGN

Excluded Services:

1. Land Surveyor
2. Geotechnical Engineering
3. Specialty Consultant (Artist & Site Historians)
4. Interior Design Services
5. Façade Consultant
6. Arborist
7. Acoustic
8. Pool Structural/ Mechanical
9. Irrigation Design
10. Kitchen Consultant
11. Energy/ Sustainability Design/ Studies
12. Aerial Profile Survey
13. Animations & Physical Models
14. LEED
15. Substantial Redesign due to Fort Bend County extensive reviews which are beyond reasonable expectations
16. General Contracting Services
17. Value Engineering Activities
18. Field Surveys, As-built drawings, or the certification of as-built conditions
19. Construction inspections required by building authorities
20. Parking Consultant
21. Hazardous materials-related services
22. Flood Emergency Plans
23. Expediting Services
24. Record Drawings

7. REIMBURSABLE EXPENSES

Except for reproductions related to presentations to client and permitting, all additional Reimbursable expenses are in addition to compensation for Basic and Additional Services and include all expenses incurred by HAD and consultants directly related to the Project. Expenses include the cost of telecommunications; messengers and couriers; physical models, presentation material, and similar supplies; large format and color printing; codes and reference standards purchased particularly for the project; professional photography; meeting catering, and other similar expenses; overtime meals and long-distance travel and accommodation. For reimbursable expenses, we propose to be reimbursed at cost plus 10% to cover the administrative overhead costs associated with processing these expenses.

8. TERMS AND CONDITIONS

We propose that our relationship with you be governed by the terms and conditions outlined in an Owner/Architect Agreement to be finalized by both parties, Payments for services and reimbursable expenses shall be made monthly in proportion to the services performed and expenses incurred. Payment is due and payable within thirty (30) days of issuance of our invoice. Nothing shall be withheld from our compensation as security, to impose a penalty or as liquidated damages, unless we agree or have been found liable in a binding dispute resolution proceeding. Amounts unpaid thirty days after the invoice date shall bear interest at the rate of one and one-half percent per month. Failure to make payments, after notice has been given by Architect shall be cause for suspension or termination of our services; we will have no liability for any delay or damage caused because of such suspension of

services and any expense incurred by us in collecting overdue amounts including, but not limited to legal fees, collection agency fees and expenses, court costs, collections bonds, and reasonable staff costs shall be reimbursable expenses.

9. CONFIDENTIALITY

The information contained herein, as well as any work prepared by HAD or any outside consultant or engineer in connection with the Services described herein, shall be kept confidential and shall not be disclosed to anyone, except to the parties to this agreement, and their directors, officers, and attorneys.


10. OWNERSHIP OF WORK PRODUCT

HAD shall grant the Client a limited license to use all HAD work product, including but not limited to studies, assessments, plans, and designs, prepared by HAD or any outside consultant or engineer in connection with the Services described herein as long as Client is in full conformance with all its other obligations under this agreement.

Please indicate your acceptance of this proposal by returning a signed copy to our office or by email. If you have questions or concerns, please do not hesitate to call. This proposal is valid for thirty (30) days from receipt.

We appreciate this opportunity to be of service to your organization.

Sincerely,



Gregory L. Lake | PRINCIPAL

HINESAD LLC d/b/a HINES ARCHITECTURE + DESIGN

Attachments: EXHIBIT F

ACCEPTED FOR FORT BEND COUNTY

NAME/ TITLE:

DATE:

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 HINESAD
 Houston, TX United States

Certificate Number:
 2024-1107943

Date Filed:
 01/02/2024

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Fort Bend County

Date Acknowledged:
 01/23/2024

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 22-COM4-101268-A2
 2nd Amendment Architectural Design Services - AA Memorial at Bates Allen Park

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)