

in F S Group Change Order #1 – IT Revisions, attached as Exhibit “A-1” and incorporated fully by reference.

2. **Limit of Appropriation.** Architect understands and agrees that the Maximum Compensation payable to Architect for Services rendered under this Amendment is hereby increased to an amount not to exceed One Million Four Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$1,459,500.00) authorized as follows:

\$1,428,000.00 under the Agreement;

\$31,500.00 under this Amendment;

In no case shall the amount paid by County under the Agreement and this Amendment exceed the Maximum Compensation without an approved change order. Architect clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of One Million Four Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$1,459,500.00), specifically allocated to fully discharge any and all liabilities County may incur. Architect does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total maximum compensation that Architect may become entitled to and the total maximum sum that County may become liable to pay to Architect shall not under any conditions, circumstances, or interpretations thereof exceed One Million Four Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$1,459,500.00).

3. **Modifications.** Except as modified herein, the Agreement remains in full force and effect and has not been modified or amended.
4. **Conflict.** If there is a conflict among documents, the most recently executed document will prevail with regard to the conflict.
5. **Understanding, Fair Construction.** By execution of this Amendment, the parties acknowledge that they have read and understood each provision, term and obligation contained in this Amendment. This Amendment, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the nondrafting party.
6. **Severability.** If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions remain in full force, if the essential terms and conditions of this Agreement for each party remain valid, binding, and enforceable.

{Execution Page Follows}

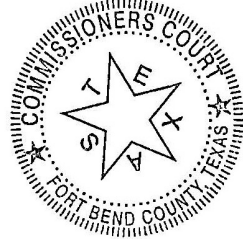
IN WITNESS WHEREOF, this Amendment is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Amendment and the attachments and exhibits hereto. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

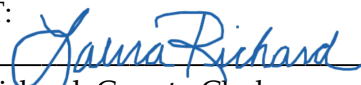
FORT BEND COUNTY, TEXAS



KP George, County Judge

October 9, 2025
Date



ATTEST:


Laura Richard, County Clerk

**TEAM PLUS BUILD, LLC
D/B/A FS GROUP ARCHITECTS**



Authorized Agent – Signature

Sabir, F. AIA, NCARB, LEED AP

Authorized Agent- Printed Name


Principal

Title

09/23/2025
Date

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ 1,459,500.00. to accomplish and pay the obligation of Fort Bend County under this Agreement.



Robert Ed Sturdivant, County Auditor

Exhibit A1: F S Group Change Order #1 – IT Revisions Dated June 12, 2055

EXHIBIT A1

F S Group CHANGE ORDER #1 – IT REVISIONS

Date: June 12, 2025

Project: Fort Bend County Information Technology Building

Client: Fort Bend County Texas

Architect: Team Plus Build LLC dba F S Group Architects

Description of Changes:

This Change Order authorizes the following additional services and associated fees for Architectural & Engineering design services. Fees include new design changes and meetings based on revised equipment layout by Cisco Systems and past in-person and electronic meetings to date.

- 1. PGA Engineers, Inc. – Additional Services: Data Network Re-Design: \$15,130.00.**
 - Attend meetings / teleconferences.
 - Power / Heat load analysis for changes to electrical and mechanical loads to assist MEP Engineer in revisions to their systems.
 - Revise Equipment Location Plans.
 - Revise Specifications.
 - Revise Enlarged Plans.
 - Revise System Block Diagrams, Riser Diagrams, Equipment Elevations, and Details.
 - Review submittals and attend design review meetings.

- 2. Infrastructure Associates – Additional Services: MEP Engineering Re-Design: NTE \$10,000.00.**
 - Provide Mechanical, Electrical, and Plumbing Engineering services for IT revisions per project requirements.
 - Revise Electrical, Mechanical, and Plumbing drawings for changes to Data Center equipment.
 - Revise Specifications.

Note that because MEP impact is not known until PGA performs the power & heat load analysis, MEP will bill hourly up to the Not-To-Exceed fee.

- 3. F S Group Architects – Additional Services: Coordination and Design Fees: \$6,370.00.**
 - Additional design coordination and management related to the above scope.
 - Revise Architectural drawings for changes to building as necessary.
 - Revise Specifications as necessary.
 - Process and track RFIs and Submittals for changes.
 - Coordinate regulatory and permitting revisions and documentation as necessary.

Revised Contract Amount:

Previous Contract Amount: \$1,428,000.00

This Change Order: \$31,500.00

New Contract Amount: \$1,459,500.00

Harry Knapp, AIA – Principal

HARRY KNAPP
Signature

6/12/25
Date



3838 N Sam Houston Pkwy E, Suite 550
Houston, Texas 77032
+1 (346) 570 2418
www.pgaengineers.com

05/27/2025

Harry Knapp | Principal
AIA, NCARB | TX Architect Lic #19445 | CO Architect Lic #405703
16575 Village Drive, Houston TX 77040

Subject: Proposal for Fort Bend County IT Building, Additional Service

Dear Mr. Knapp,

PGA Engineers, Inc. (PGA) is pleased to present F S Group Architects & Developers (FSG) with this proposal for professional design and engineering services.

A. INTRODUCTION

Based on our recent telephone conversation and correspondence 05/08/23, we have assembled a proposal to provide professional design and engineering services for the Fort Bend County. The scope as understood includes IT Infrastructure and AV Systems Design.

After the design was complete and the project permitted, Fort Bend IT has requested that the data network for the data center component be changed to a different architecture. To update the current contract documents (Drawings and Specifications) to meet the revise architecture, Fort Bend County has requested a proposal to make the revisions. The scope for the additional services is listed below in Part B and cost in Part D.

The design scope of work includes the following tasks.

B. DESIGN SCOPE OF WORK

1. Task 1 – Schematic Design
 - a. Attend meetings/teleconferences.
 - b. Evaluate and make recommendations for all technology scope.
 - c. Develop system descriptions and concept drawings.
 - d. Prepare Schematic Design Report to include Basis of Design.

2. Task 2 – Design Development
 - a. Attend meetings/teleconferences.
 - b. Develop Equipment Location Plans
 - c. Develop Specification Outline
 - d. Develop Enlarged Plans
 - e. Develop System Block Diagrams
 - f. Prepare customer submittal and attend design review meeting.

3. Task 3 – Construction Documents 100%

- a. Attend meetings/teleconferences.
 - b. Develop 100% Equipment Location Plans
 - c. Develop 100% Specification Outline
 - d. Develop 100% Enlarged Plans
 - e. Develop 100% System Block Diagrams, Riser Diagrams, Equipment Elevations, Details
 - f. Prepare customer submittal and attend design review meeting.
4. Task 4 – Construction Administration
- a. Attend meetings/teleconferences.
 - b. Review Submittals
 - c. Review RFI
 - d. Acceptance Testing
 - e. Punchlist

5. Task 5 – Additional Service – Data Network Re-Design

- a. Attend meetings/teleconferences.
- b. Power/Heat load analysis
- c. Revise Equipment Location Plans
- d. Revise Specifications
- e. Revise Enlarged Plans
- f. Revise System Block Diagrams, Riser Diagrams, Equipment Elevations, Details
- g. Review product submittals and vendor quotation
- h. Prepare customer submittal and attend design review meeting.

C. ASSUMPTIONS:

1. Compression/Extensions of the schedule due to lack of materials required, performance of others, acceleration of delivery schedule, deferral of deliveries, are all subject to additional fees being charged to Architect/Engineer.
2. Information, data and costs presented within this proposal is valid for a period of 30 days from the date of this proposal.
3. Discipline/professional resources shall have a minimum of 4 hours' notice for meetings, and 8 hours for on-site.
4. PGA is not responsible for timeliness and/or overall performance of resources other than direct reports.
5. Related data in both electronic and hard copy will be provided to PGA by Architect/Engineer.
6. Project drawings, files, as-built materials and other facility/site data shall be provided to PGA by Architect/Engineer in a timely manner to insure proper research, evaluation and design development efforts during normal working hours.
7. PGA is not responsible for accuracy of backgrounds provided by others.
8. Relevant documentation such as requirements and specifications that are in exception to the published Architect/Engineer standards will be made available to PGA in both hard and electronic formats.

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9. Drawings will be provided in AutoCAD or Revit format and comply with Architect/Engineer CAD/BIM standards.
 10. Preliminary sketches, diagram and explanatory graphics may be done by hand, Bluebeam, Power Point or other.
 11. Text documents and spreadsheets, etc., shall be provided in MS Office (Word/Excel) electronic format.
 12. Scope of work is based on understanding and meetings with Architect/Engineer.
 13. Modifications to the scope of work after receipt of NTP shall result in additional service fees and expenses.
 14. Requirements for additional insurance coverage may result in adjustment to fee proposal prior to NTP due to increased premium.
 15. Site access privileges via ID Badge will be provided by OWNER no cost to PGA. If access badge is not provided, OWNER will provide escort as required to obtain proper information for design.
 16. Other Direct Costs (ODC) such as Printing, Reprographics, and courier/delivery service will be billed at cost to ARCHITECT/ENGINEER.
 17. Expenses estimated for this scope of work are limited to ODC costs only. All other expenses will be handled on a pass-through basis.
 18. Data Network Re-design by Cisco. Construction Document (Drawings and Specifications) revisions by design team.

D. PROPOSED FEE

1. Rate Schedule

When developing our cost estimate, the following RATE TABLE is used:

Title	Hourly Rate
PRINCIPAL	\$ 225.00
CONSULTANT	\$ 225.00
PROJECT MANAGER	\$ 200.00
ENGINEER	\$ 185.00
DESIGNER	\$ 165.00
CAD/BIM	\$ 135.00
ADMIN	\$ 85.00

PGA will perform the listed Tasks on a **Time & Materials (T&M)** basis with a not to exceed (NTE) amount as follows:

Task ID	Design Task Description	Labor
1	Task 1 - Schematic Design	\$ 5,600.00
2	Task 2 - Design Development	\$ 16,800.00
3	Task 3 - Construction Documents	\$ 24,080.00
4	Construction Administration (CA)	\$ 9,520.00
	Subtotal	\$ 56,000.00
5	Add Service - Data Network Re-Design	\$ 15,130.00
	Revised Total	\$ 71,130.00

2. Fee Schedule

- a. PGA will not exceed this value without written approval from ARCHITECT/ENGINEER.
- b. Any additional services will be billed based on RATE TABLE above.
- c. Other Direct Costs (ODC) will be billed at cost in addition to any services fees. Reimbursable expenses include the costs of reproduction, messenger, and delivery service, and local travel.

E. EXCLUSIONS:

The following services are not included in PGA's scope of work.

1. Architectural design.

2. Structural design.
3. Civil design.
4. Electrical power distribution design.
5. Generator and feeder circuit design.
6. Security system design.
7. Preparation of change orders resulting from Owner initiated changes.
8. Preparation of construction schedules.
9. Preparation of detailed descriptions of alternate bids.
10. Preparations of permits.
11. Preparations of As-built (Record Documents).
12. Responsibility for uncovering and correcting existing asbestos or other hazardous materials.
13. Responsibility for obtaining, preparing, or developing Geo-Tech reports.
14. Preparation of construction contracts and review of contractor's pay request.

15. Data Network Re-Design

Please feel free to contact us with any questions about our services and how we derived our fee estimate. PGA can contribute to this important project by ensuring that functional concepts are integrated cost effectively into the operation. We look forward to becoming a contributing member of the team!

Respectfully,

John Gruenwald, PE, RCDD
Vice President | Engineer
PGA Engineers, Inc.

Handwritten signature:
FSG ARCHITECTS
6/12/25



PROPOSAL

6117 Richmond Ave., Suite 200
 Houston, Texas 77057
 Facsimile Phone: (713) 622-0557
 Voice Phone: (713) 622-0120

DATE: June 11, 2025
 PROJECT: FBC IT Building Additional Services
 CLIENT: FS Design Group
 ATTENTION: Harry Knapp, AIA

Project FBC IT Building Add Services

Client Name and Address
 Harry Knapp, AIA
 FS Group
 16575 Village Drive
 Houston, Texas 77040

Reference and Definitions Infrastructure Associates (hereinafter "Engineer") is pleased to offer this Professional Mechanical, Electrical, and Plumbing (hereinafter "MEP") Engineering services proposal to FS Design Group (hereinafter "Architect") for design revisions to MEP systems serving Data Center Rm 240 at the Fort Bend County IT Building (hereinafter "Project").

- Facts and Assumptions**
1. All Engineering MEP services will be performed in compliance with applicable codes and standards of Jurisdiction, Owner, and local utilities involved ("Utilities") for the following systems ("the Systems") as described in detail under Scope of Work.
 2. All engineering sizing and calculations related to systems will be performed by Engineer.
 3. Architectural background information will be provided by Architect for Engineer's use in AutoCAD (DWG) format.
 4. Construction Documents will be developed in AutoCAD and completed by Engineer after acceptance of this proposal and receipt of A/E contract.
 5. Cost estimating service is not included in the scope of work for Engineer.

- Scope of Work**
1. Engineer will perform MEP Engineering services in compliance with applicable codes and standards for local city, Texas and Owner for the following items of work.
 2. Provide Mechanical Engineering services for IT revisions per project requirements.
 3. Provide Electrical Engineering services for IT revisions per project requirements.
 4. Provide Plumbing Engineering services for IT revisions per project requirements.

Compensation Infrastructure Associates proposes to provide above described MEP Engineering services on an hourly basis with a not to exceed (NTE) limit of **\$10,000** per the following rate schedule:

DESIGN POSITION	BILLING RATE
Principal	\$270.00
Project Manager	\$160.00
Sr Engineer	\$225.00
Engineer	\$185.00
Grad Engineer / EIT	\$145.00
Sr Designer	\$140.00
Designer	\$120.00
CAD/BIM Tech	\$105.00
Commissioner	\$160.00
Sr Systems Specialist	\$160.00
Inspector	\$120.00
Clerical / Admin	\$110.00



PROPOSAL

6117 Richmond Ave., Suite 200
Houston, Texas 77057
Facsimile Phone: (713) 622-0557
Voice Phone: (713) 622-0120

DATE: June 11, 2025
PROJECT: FBC IT Building Additional Services
CLIENT: FS Design Group
ATTENTION: Harry Knapp, AIA

Additional Services Additional services will be provided upon approval by Architect. Additional services are defined as any work not described in the Scope of Work. Infrastructure Associates Inc., standard hourly rate schedules will be applied.

Submitted By:

Kevin Tazeh, PE
Project Manager

Accepted By: Harry Knapp, AIA
Principal

6/12/25

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.
 Team Plus Build LLC d/b/a F S Group Architects
 Houston, TX United States

Certificate Number:
 2025-1368545

Date Filed:
 09/25/2025

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 TX

Date Acknowledged:
 10/09/2025

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.
 23-FAC100877
 23-FAC100877-A1, IT Building Amendment

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Team Plus Build LLC	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

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

My address is _____, _____, _____, _____.
(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)