

V. RONALD WALKER
Architect

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June 3, 2008

Eric Smith, Fire Chief
121 S. Velasco
Angleton, Texas 77515

Re: Project : Addition to Angleton Fire Station No.1
Project Size: Approximately 1,362 square feet
Project Location: 221 N. Chenango
Angleton, Texas
Project #2724

Dear Eric:

In accordance with the existing drawings and information you provided to me, we offer the following fees and services stipulated herein. They will be divided into three phases, **Design, Construction Drawings and Contract Administration.**

Design Phase

This phase includes verifying Plan A as to the site solution for the building parking and any vehicular circulation. The size, character and juxtaposition of the interior spaces will be established. After establishing the plan, we will define the 3rd dimension of the building and exterior materials. Texas Accessibility Standards and City Building Code will be considered. All elements will be coordinated for a total design solution. Once you approve the design, we will proceed into Construction Drawing Phase.

Construction Drawing Phase

In this next step, the building will be developed from the approved design drawings into the technical drawings necessary to price, permit and build the site work and building. We will include the discipline of my structural engineer to design the foundation and framing if conventional.

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The anticipated drawings in this phase are:

Site Plan and Details Modifications

Roof Plan

Floor Plan

Exterior Elevations

Wall Sections

Schedules and Details

Interior Elevations

Reflected Ceiling Plan

Foundation Plan and Details

Framing Plans and Details (these will be provided by the sub if the addition is pre-engineered)

Electrical Power Outlets Layouts (Load Analysis, Circuitry and all design and permitting by subcontractor). Relocation of 2 110 V outlets for new location of overhead doors and layout for new exhaust fans in new rooms will be shown

Electrical Lighting Fixture Layouts (Load Analysis, Circuitry and all design and permitting by subcontractor)

Plumbing Fixture Layouts (All piping, risers and permitting shall be by subcontractor). New layout of floor drains in new addition will be shown.

Contract Administration Phase

My services in this phase will consist of, as required:

- Aiding the client in receiving competitive or negotiated bids
- Aiding the client in developing the Owner-Contractor Contract
- Processing pertinent shop drawings
- Weekly job observation to determine general design compliance
- Review of the General Contractor's monthly applications for payment
- Issuing the Certificate of Substantial Completion
- Contract Closeout

Job observations by the Architect do not guarantee the work of the General Contractor and/or his subcontractors or confirm that all work and components (visible and concealed) have been installed, but is for the purpose to check for general design compliance of the work.

Miscellaneous Conditions

No Civil Engineering or Consulting (HVAC) Engineering is included in this proposal.

No asbestos abatement analysis is included in this proposal.

No landscape plan shall be provided in this proposal.

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If this project requires T.A.S. submittal, this proposal includes preparation and submittal of the application to T.A.S. (Texas Accessibility Standards) and includes the resolution of the review comments. This proposal does not cover the application fee at completion of Drawings and the T.A.S. inspection fee for their inspection of the finished project.

If any phase of my work extends beyond one month, a prorated amount will be invoiced.

If any additional services are desired beyond those stated as included, they will be billed at \$100.00 per hour plus any materials @ cost plus ten percent.

Either party may terminate the contract by giving written notice and by the client paying the Architect for the percentage of work completed.

Printing other than that used by the architect for the development of the project (e.g. other than in-house use such as design communication and presentation) will be billed at cost plus 10%.

My fee for the terms and conditions stated herein **\$11,989.00**. Payment schedule is as follows:

\$ 965.30	Initial Payment
\$ 2,413.25	At the completion of the Design
\$ 6,274.45	At completion of the Construction Drawings
<u>\$ 2,336.00</u>	<u>Monthly draws equal to percentage of completion of construction</u>
\$11,989.00	Total Fee

Client will hold 10% retainage until all inspections are made.

If these terms and conditions are agreeable to you, please have someone authorized to affirm such by signing and dating in spaces provided below.

Name Date

Name Date

Best Regards,

V. Ronald Walker