

EXHIBIT**A****AIA Document G802[®] – 2017*****Amendment to the Professional Services Agreement***

PROJECT: *(name and address)*
Old Settlers Buildout
Multipurpose Complex, 2001 N Kenney
Fort Blvd, Round Rock, TX 78665

AGREEMENT INFORMATION:
Date: December 21, 2023

AMENDMENT INFORMATION:
Amendment Number: 001
Date: ____ day of ____, 2025

OWNER: *(name and address)*
City of Round Rock
221 East Main Street, Round Rock, TX
78664

ARCHITECT: *(name and address)*
PBK Sports
14001 Dallas Pkwy, Suite 400, Dallas,
TX 75240

The Owner and Architect amend the Agreement as follows:
Additional Services required due to change in Scope of Work.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Addition of \$797,220.00 to Basic Services for a new not-to-exceed amount for Basic Services of \$2,587,470.00 as set forth in the attached Exhibit "A," incorporated herein by reference for all purposes.
The new total not-to-exceed amount for the Agreement is \$2,832,770.00.

Schedule Adjustment:

N/A

SIGNATURES:

PBK Sports
ARCHITECT *(Firm name)*

SIGNATURE

Sean Plunkett, Senior Principal
PRINTED NAME AND TITLE

DATE

5/15/2025

City of Round Rock
OWNER *(Firm name)*

SIGNATURE

Craig Morgan, Mayor
PRINTED NAME AND TITLE

DATE

Exhibit "A"

14001 Dallas Pkwy
Suite 400
Dallas, TX 75240
Phone: 972-233-1323
PBKSports.com

April 21, 2025

VIA: EMAIL



Attn: Mr. Richard Will – Building Construction Manager
City of Round Rock
212 Commerce Blvd
Round Rock, Texas 78664

RE: Old Settler's Park Rec and MPC request for additional services related due to scope change.

Dear Richard,

PBK has enjoyed working with Round Rock on the transformation of Old Settler's Park and are grateful for the opportunity to contribute to the team in improving the park for the future. Throughout the process the project has continued to grow in great ways. As a result, the scope has increased from that established within the contract.

For reference, Section 1.1.1 and 1.1.3 of the original agreement defined the project scope and original budget expressed as \$23,100,000.00 (\$18.5 million for the Rec Center and \$4.6 million for the MPC expansion) At the time of this writing the project scope and budget have increased through 60% estimates by Spawglass for the Rec center at \$39,347,961.00 and 30% estimates by Spawglass for the MPC for a value of \$5,420,440.00. The current value of the work at the Rec Center and MPC reflects a project cost of \$44,581,401.00. This value does not reflect increased MPC scope adding a third building and an additional 750 seats of bleachers at the fields.

We request consideration of the following adjustment to PBK's compensation. Increase contract value from the Original Basic Services contracted at a NTE of \$1,790,250.00 with an increase of \$797,220.00 for a revised Basic Services value of NTE \$2,587,470.00.

I appreciate your time in considering our request and are available to discuss the proposal as needed.

Sincerely,

A handwritten signature in blue ink that reads "Sean Plunkett".

Sean Plunkett
Managing Senior Principal – Firmwide Sports Market Leader

Cc:

File 6E



City of Round Rock - Rec Center Fee revision

2/22/2025

Original Budget	Contracted project budget	Fee Based On	Original Rec Fee
\$	23,100,000.00	7.75%	\$ 1,790,250.00
Programming		5%	\$ 89,512.50
Schematic Design		15%	\$ 268,537.50
Design Development		25%	\$ 447,562.50
Construction Documents		5%	\$ 89,512.50
Bidding		20%	\$ 358,050.00
Construction Administration		5%	\$ 89,512.50
Closeout		100%	\$ 1,790,250.00

Revised Scope Per Spawglass Estimates

Current Project Budget	Amended Fee Based On	Revised Fee	Proposed Fee Adjustment by Phase
\$ 44,588,401.00	\$ 6,253,000.00	\$ 2,786,775.06	
Programming	5%	\$	Completed
Schematic Design	15%	\$	Completed
Design Development	25%	\$ 696,693.77	249,131.27
Construction Documents	25%	\$ 696,693.77	249,131.27
Bidding	5%	\$ 139,338.75	49,826.25
Construction Administration	20%	\$ 557,355.01	199,305.01
Closeout	5%	\$ 139,338.75	49,826.25
	100%	\$ 2,229,420.05	797,220.05

Requested Contract Add

\$ 797,220.05

\$	39,347,961.00	Spawglass 60% Estimate Rec Center
\$	3,697,163.00	Spawglass 30% Estimate MPC Bldg 1
\$ 540536	\$ 270,268.00	Spawglass 30% Estimate MPC - General Conditions split
\$	1,073,009.00	Spawglass 30% Estimate MPC - Bldg 2
\$	44,588,401.00	