

# EXHIBIT

"A"

**SUPPLEMENTAL AGREEMENT NO. 3 TO  
"CITY OF ROUND ROCK AGREEMENT FOR ARCHITECTURAL SERVICES"  
FOR THE LUTHER PETERSON SERVICE CENTER  
WITH JACOBS ENGINEERING GROUP INC.**

CITY OF ROUND ROCK	)	
	)	
STATE OF TEXAS	)	
	)	KNOW ALL BY THESE PRESENTS:
COUNTY OF WILLIAMSON	)	
COUNTY OF TRAVIS	)	

**FIRM:** Jacobs Engineering Group Inc.  
**ADDRESS:** 1999 Bryan Street, Suite 1200, Dallas, TX 75201  
**PROJECT:** Luther Peterson Service Center

This Supplemental Agreement No. 3 to "City of Round Rock Agreement for Architectural Services" for the Luther Peterson Service Center is made by and between the City of Round Rock, Texas (hereinafter referred to as the "City"), and Jacobs Engineering Group Inc. (hereinafter referred to as "Architect").

**WHEREAS**, the City and Architect executed an Agreement (hereinafter referred to as the "Agreement") on the 24<sup>th</sup> day of the month of March, 2016, for provision of professional architectural services and design services related to the new construction of the Luther Peterson Service Center; and

**WHEREAS**, the City and Architect also executed Supplemental Agreement No. 1 on the same date; and

**WHEREAS**, the City and Architect also executed Supplemental Agreement No. 2 on September 8, 2016; and

**WHEREAS**, it has now become necessary to amend the Agreement to increase the not-to-exceed fee as a result of the City's request to increase in the scope of services, specifically architectural and design services relating to the U/E and Transportation administration building;

**NOW, THEREFORE**, premises considered, the City and Architect agree that said Agreement is amended as follows:

**I.**

Section 1.1.2.3 of the Agreement shall be amended by addition of the following:

The program of development shall be amended to include the additional tasks set forth in the attached Exhibit "A" to this Supplemental Agreement No. 3, incorporated herein for all

purposes.

## II.

Section 1.1.2.4 of the Agreement shall be amended by addition of the following:

The Fee Schedule relative to this Agreement shall amended by an increase in the amount of **One Hundred Seventy-Seven Thousand Six Hundred Forty-Nine and No/100 Dollars (\$177,649.00)** to the previous not-to exceed amount of **Eight Hundred Fifty Thousand Two Hundred Fourteen and No/100 Dollars (\$850,214.00)**, for an amended not-to-exceed amount of **One Million Twenty-Seven Thousand Eight Hundred Sixty-Three and No/100 Dollars (\$1,027,863.00)**, as described in the attached Exhibit "B" to this Supplemental Agreement No. 3, which shall be incorporated herein for all purposes.

## III.

With the exception of the terms set forth herein, there shall be no other changes in the terms or conditions of the original Agreement, Supplemental Agreement No. 1, or Supplemental Agreement No. 2, to the original Agreement and those such terms and conditions shall remain effective.

[Signatures on the following page.]

IN WITNESS WHEREOF, the City and Architect have executed this Supplemental Agreement No. 3 in duplicate originals.

**CITY OF ROUND ROCK, TEXAS**

**JACOBS ENGINEERING GROUP INC.**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

**FOR CITY, ATTEST:**

By: \_\_\_\_\_  
Sara L. White, City Clerk

**FOR CITY, APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Stephan L. Sheets, City Attorney

**EXHIBIT A  
SCOPE OF SERVICE  
CITY OF ROUND ROCK – LUTHER PETERSON SERVICE CENTER  
AMENDMENT #3**

The City of Round Rock (CoRR) has published a Master Plan for rebuilding and renovating the existing Luther Peterson Service Center Complex (LPSCC) into a single campus that contains Administrative Office and Departmental Shop functions for Utility Engineering (EU), Transportation (T), and General Services Fleet Maintenance (GS) departments. The Master Plan envisions a 20 year growth plan accomplished in three phases. Phase I of the Master Plan describes Near Term New Construction for Offices, Exterior Structures, and yard requirements.

The CoRR commissioned a nationally recognized architecture firm to prepare the Master Plan document, which included Facility Area Requirements by Department and by Phase. Needs were described as Near Term (2020) and Long Term (2035) and included a breakout of Department, Future Building, Building Type, and Space Type, as well as a tabulation of the number of spaces (Units), Area calculation per space (SF/Unit), a total Area (USF), Efficiency Factor (EF), and total Gross Square Footage (TGSF). Our proposal is based on the tabulation of Near Term Calculations for Area Type J – Utility + Environmental Services and Type I – Transportation. The document Phase Ib was used as the basis for this proposal and the scope, as we understand it, is itemized on attachment EXHIBIT C, City of Round Rock Luther Peterson, Project Program and Space List, for an estimated budget of approximately **NINE MILLION NINE HUNDRED TWENTY THOUSAND DOLLARS (\$9,920,000.00)**. With the addition of this amendment and amendment #2 the estimated construction budget of the project is approximately **FOURTEEN MILLION ONE HUNDRED NINETY THOUSAND DOLLARS (\$14,190,000.00)**

**ASSUMPTIONS**

This proposal has been prepared based on the following assumptions:

1. The U/E and Transportation administration groups will be per the attached Program
2. The additional administration building will be a 2 story structure congruent with the main building
3. The building addition will be approximately 10,000 sf
4. Estimated cost of the addition will be approximately \$2,100,000.00 based on \$200/SF.

**SCOPE OF SERVICES**

Jacobs proposes the following Scope of Service for amendment #3:

**1. PLANNING AND DESIGN CHARRETTES / WORKSHOPS – Duration Three (2) Weeks**

**2.1. Operational Procedures and Philosophies Workshop – one day, Webex / PM, MDG, Design**

**A. Verify U/E and Transportation administration requirements with CoRR Environment and Engineering, Transportation, and General Services (LPSC) Directors and Department Heads.**

- 1) Validate Operations Procedures for the U/E and Transportation administration building and adjacent parking**
  - Based upon the design charrette Jacobs will validate the occupant needs and right size the building and parking to meet the near term requirements.
- 2) Review and Validate Master Plan for the ultimate facility and complementing Equipment**
  - Operations and maintenance data on all vehicles or equipment to be maintained will be assembled. Data to be included in the Vehicle/Equipment inventory are make, model, dimensions, fuel options, weights, quantities and operating characteristics.

**B. Prepare Final Facility Program**

Add the phase two U/E and Transportation to the phase one and the final facility program

**Deliverables for the U/E and Transportation administration building:**

- Preliminary Space Program
- Final Facility Program Document including:
  - - Project Overview
  - - Basis for Design
  - - Space Needs Program/Furniture

3. **FINAL DESIGN SERVICES – An additional five weeks (5 Weeks) for schematic to catch up with the main design**

Based upon information and program established during pre-design and approved project concepts and budget the Consultant will initiate Final Design services that include the U/E and transportation administration building functions.

3.1 **Schematic Design (30% submittal)**

A. **Schematic Design Drawings for the U/E and Transportation administration building**

The Consultant will prepare drawings, which are in sufficient detail to illustrate design concepts, systems concepts, interfaces, scale and relationships. The drawings will identify all project components, systems, circulation and access. The schematic design documents will define the following for the U/E and Transportation administration building:

- Site layout including vehicle access/storage, circulation, service access and parking
- Utility locations (coordination with CoRR)
- Preliminary landscape/screening
- Preliminary equipment layouts
- Floor Plans
- Facility massing and scale
- Exterior elevations
- Proposed Building Materials and Color Boards
- Preliminary structural systems
- Narrative of building mechanical and electrical and security systems
- Conceptual appearance (3D Sketchup Models and Renderings (2), Illustrative Site Plan)

B. **Design Report**

The Schematic Design submittal will include a *Basis of Design Report* summarizing the project program, site and building systems requirements. The report will describe the following for the U/E and Transportation administration building:

- Documentation of applicable zoning regulations and building codes
- Record of major design decisions; a brief description of the project scope and purpose, data sources, and contents
- Environmental and archaeological requirements
- Geotechnical requirements.
- Summary of space and functional program requirements (including a reconciliation of programmed and designed spaces at an appendix), schedule requirements
- Narrative of major site, architectural, structural, mechanical, plumbing, fire protection, and electrical systems with proposed primary construction products and materials
- Project budget and Schematic Design cost estimate

C. **3D Study Models and Perspectives**

The Consultant will prepare 3D SketchUp massing models and perspective renderings of the building exterior to illustrate the relationship of site and building components and overall massing for the main administration building.

D. **Estimate of Probable Costs**

The consultant will add the U/E and Transportation administration building to the cost estimate based on the completed Schematic Design Documents. The estimate will be delivered to the CoRR Office 2 weeks after completion of the Schematic Design submittal.

**Schematic Design Deliverables to include the U/E and Transportation administration building**

- Schematic Design Drawings
- Basis of Design Report
- Estimate of Probable Costs

### 3.2 Design Development (65% Submittal)

Based upon approved Schematic Design Documents, the Consultant will prepare Design Development Documents which will include the U/E and Transportation administration building size, scope, character, material composition, systems, sequence of operation/control and other features required for a bid add to the program. Documents will include Design Development Design Analysis Report and Outline Technical Specifications. Design Development drawings will be developed to a 60% level of detail and include the following at the U/E and Transportation administration building.

#### A. Civil and Infrastructure

- Site development plan (horizontal control)
- Site grading plan (vertical control)
- Pavements, parking,
- Site utilities plan, including above and below-ground utilities, points of connection to off-site services, buildings, and facilities
- Retaining wall, screen wall or other site structures
- Storm Water Pollution Prevention Permit

#### B. Structural

- General notes
- Floor plans showing structural foundation systems and slab construction.
- Required structural information to define the U/E and Transportation administration building

#### C. Architectural

- Building plans and enlarged plans for all disciplines
- Exit plans with exit load calculations
- Fire-resistive assemblies and their locations
- Building elevations and enlarged partial plans
- Building sections as required to define structure
- Preliminary door, window, fixture and room finish schedules
- Update of Materials and Color Boards

#### D. MEP Systems

- Site plans showing connection points for water, fire service, sanitary sewer and storm sewer
- Floor plans showing major equipment sizes and locations, heating and refrigerant supplies and returns, domestic hot and cold water supplies and returns, air-handling equipment locations and air-handling distribution, air-handling supply systems and discharge locations and sizes, air-handling exhaust systems and intake locations and sizes, shafts and chases, plumbing fixture locations with fixtures keyed to plumbing fixture schedule and plumbing risers
- Fire suppression water shut-offs, controls, risers and zones for horizontal distribution
- Detailed plumbing risers, HVAC, other plumbing and mechanical systems

Electrical Systems drawings will include:

- Floor plans showing major plant equipment locations and sizes; electrical power systems, including transformers, switch gear, UPS equipment, emergency generators, and primary distribution, including panel boards and cable TV, security, communications, fire alarm and control, and sound systems, including equipment locations and sizes
- Detailed electrical power, lighting, communication, fire alarm and security CCTV
- Vertical and horizontal distribution schematics (including all riser or chase locations)
- Operational procedures and installation details for a complete security system.

#### E. Maintenance Equipment Drawings and Schedules:

- Equipment for the U/E and Transportation administration building includes elevators and furniture quantities required, dimensions, and impact on other design team disciplines.

**F. Landscape and Irrigation**

- Planting plans and details
- Soil Amendment plans and details
- Hardscape plans and details
- Irrigation plans and details
- Fencing and screening wall sections and details

**H. Preliminary Technical Specifications**

The Consultant will add the U/E and Transportation administration building to the Technical Specifications.

**I. Estimate of Probable Costs**

The consultant will prepare a cost estimate to include the U/E and Transportation administration building based on the completed Design Development Documents.

**Design Development Deliverables to include the U/E and Transportation administration building:**

- Design Development Drawings
- Outline Technical Specifications
- Equipment Schedules
- Update of Basis of Design Report
- Estimate of Probable Construction Costs

**3.3 Contract Documents (95% submittal)**

Based upon approved Design Development Documents and the incorporation of any changes or adjustments directed by the CoRR Project Manager, the Consultant will prepare complete Construction Documents to include the U/E and Transportation administration building.

Construction Documents to include the U/E and Transportation administration building will establish and describe the complete size, scope, character, material composition, systems, sequence of operation/control and other features by means of plans, sections and elevations, typical construction details, equipment layouts, including specifications that identify major materials and systems required the U/E and Transportation administration building.

**Estimate of Probable Costs**

The Consultant will prepare a cost estimate to include the U/E and Transportation administration building based on the completed 95% Construction Documents. The estimate will be delivered to the CoRR Project Manager 2 weeks after completion of the Construction Document (CD) submittal.

**Construction Document Deliverables to include the U/E and Transportation administration building:**

- 95% Contract Documents
- 95% Technical Specifications
  - Division 1 Technical Specifications (Prepared by CoRR Office and Consultant)
  - Division 2 - 16 Technical Specifications (Prepared by Consultant)
- Schedules (Prepared by Consultant)
- Update of Design Report
- Estimate of Probable Construction Costs

**4. BID AND PROPOSAL EVALUATION**

A. The Contractor bid will be evaluated for the U/E and Transportation administration building.

**CONSTRUCTION SUPPORT SERVICES**

A. Construction Support services will be as documented in the base contract with the addition of 10 site meetings with the understanding that the larger building will require longer construction duration.

**7. AS-BUILT DOCUMENTS**

As part of Project Close-out and after the Certificate of Occupancy has been issued, the General Contractor shall compile all superintendent and subcontractor redlines to the Field Set of Construction Documents and edit the electronic files to reflect the redlines, and transmit the "As Built" documents, un stamped to the City of Round Rock. The Consultant will meet with representatives of CoRR to review and comment on the content and intent of the Contractors "As Built Documents". The Consultant will not be responsible for making changes to the IFC drawings.



**EXHIBIT E – REVISED  
PROGRAM COMPENSATION WITH AMENDMENTS**

**PROFESSIONAL SERVICES**

In consideration for the professional services to be performed by the Architect, the City of Round Rock agrees to pay the Architect a Revised total sum of ONE MILLION THIRTY SIX THOUSAND ONE HUNDRED AND EIGHTY TWO DOLLARS (\$1,036,182.00). The said sum is a fixed not -- to -- exceed amount, and shall be paid as delineated as follows and includes amounts paid for Architects, Engineers, and Planners, as well as specialists for landscape, life safety and fire protection, and ADA.

**BASIC SCOPE**

Pre-design	\$ 121,000.00
Schematic Design	\$ 90,000.00
Design Development	\$ 120,000.00
Construction Documents	\$ 220,000.00
Bidding	\$ 30,000.00
Construction Phase Services	\$ 120,000.00
Record Drawings	\$ 8,500.00
Direct Reimbursable Cost	\$ 40,000.00

**BASE FEE A&E SCOPE with Record Drawings \$ 749,500.00**

Amendment #1 (Site Visits)	\$ 8,319.00
Amendment #2 (Additional Scope (warehouse))	\$ 100,714.00
Amendment #3 (Additional Scope (Administration))	\$ 177,649.00

**Revised Compensation \$ 1,036,182.00**

**ADDITIONAL SERVICES**

Additional Services are defined as any service not listed as a basic service including revisions to previously-approved plans that necessitate additional work for the Architect, substantive changes in the Project Scope, or additional work necessitated by unknown or reasonably unforeseen circumstances.

**City of Round Rock**  
**Luther Peterson Service Center Complex**  
**Round Rock, Texas**  
**Additional Phase 1 - Building Area**

Space Needs Program	PHASE 1A - Additional Program					Remarks	
	Space Standard	Qty.		Area [SF]			
		Staff	Space				
<b>Utilities &amp; Environmental Services</b>							
<b>Office Areas</b>							
Utilities & Environmental Services Dept. Director	M Thane	14	x	16	1	224	Private Office
<b>Admin Support</b>							
Marketing Coordinator	C Justice	10	x	10	1	100	Private Office
Admin Tech	K Pyburn	6	x	8	1	64	Workstation
Admin Tech	J Rosenthal	8	x	8	1	64	Workstation
Utility Analyst	Future	8	x	8	1	64	Workstation
<b>Water/Wastewater Systems</b>							
Utility Engineering Manager	D Freireich	10	x	14	1	140	Private Office
Sr. Project Manager	J Bell	8	x	12	1	96	Large Workstation
Sr. Project Manager	E Zapata	8	x	12	1	96	Large Workstation
GIS Analyst	R Reedy	8	x	12	1	96	Large Workstation
GIS Analyst	P Kessinger	8	x	12	1	96	Large Workstation
Sr. Utility Engineer	C Perkins	8	x	12	1	96	Large Workstation
Utility Engineer	Future	8	x	12	1	96	Large Workstation
<b>City Engineer/Floodplain Management</b>							
City Engineer	D Halden	10	x	10	1	100	Private Office
Sr. Engineering Tech	J Vrabel	8	x	12	1	96	Large Workstation
<b>Storm Water Program</b>							
Storm Water Manager	A Girard	10	x	14	1	140	Private Office
Sr. Engineering Tech	R Breadlove	8	x	12	1	96	Large Workstation
Sr. Storm Water Tech	T White	8	x	12	1	96	Large Workstation
Sr. Project Manager	L Shellenberger	8	x	12	1	96	Large Workstation
Storm Water Tech	J Brown	8	x	12	1	96	Large Workstation
<b>Water Conservation</b>							
Water Conservation Coordinator	J Woods	10	x	10	1	100	Private Office
Water Conservation Tech	Future	8	x	8	1	64	Workstation
Environmental Position	Future	10	x	10	2	200	Private Office
<b>Support Areas</b>							
Copy/Supply Storage		10		10	1	100	
Storage Room		10	x	15	1	150	
Work Room (Map/Plan Room)		15	x	20	1	300	
IT / AV		10		15	1	150	
Crew Huddle/Meeting Room		10		10	3	300	
<b>Subtotal</b>							
				23		3,316	
<b>CMES Factor (Original MP Efficiency Factor)</b>		30%				995	
<b>Total Office and Support Areas</b>						4,311	

<b>Transportation</b>					
<b>Office Areas</b>					
Director - Transportation Department G Hudder	14 x 16	1		224	Private Office
Assistant Director - Transportation Department Vacant	14 x 16	1		224	Private Office
<b>CIP Programs</b>					
Manager - CIP Programs G Pohlmeier	10 x 14	1		140	Private Office
Project Manager B Stablein	8 x 12	1		96	Large Workstation
Project Manager R Crum	8 x 12	1		96	Large Workstation
Project Manager Future	8 x 12	1		96	Large Workstation
Project Manager Future	8 x 12	1		96	Large Workstation
<b>Transportation Engineering</b>					
Chief Transportation Engineer L Collier	10 x 10	1		100	Private Office
Traffic Engineer Vacant	8 x 12	1		96	Large Workstation
Traffic Engineer Future	8 x 12	1		96	Large Workstation
Associate Engineer C Lopez	8 x 12	1		96	Large Workstation
Admin Associate B Parks	8 x 8	1		64	Workstation
Admin Associate Sandy Leo	8 x 8	1		64	Workstation
<b>Transit</b>					
Transit Coordinator Caren Lee	10 x 10	1		100	Private Office
Admin Associate Future	8 x 8	1		64	Workstation
<b>Operations</b>					
Manager - Transportation Operations T Keltgen	10 x 14	1		140	Private Office
Transportation Superintendent M Ackerman					Private Office - Phase 2
Admin Associate P da Silva					Workstation - Phase 2
Assistant Transportation Superintendent (Drainage Ops) K Kaderka					Private Office (Move to Utilities with 14 staff plus growth) - Phase 2
Transportation Supervisor M Fitzgerald					Large Workstation - Phase 2
<b>Traffic Systems</b>					
Traffic Systems Superintendent B Mercer					Private Office - Phase 2
Signs & Marking Supervisor R Herrera					Large Workstation - Phase 2
Traffic Signal Supervisor J Simpson					Large Workstation - Phase 2
Traffic Systems Supervisor Future					Large Workstation - Phase 2
<b>Construction Inspections</b>					
Chief Construction Inspector E Imken	10 x 10	1		100	Private Office
Construction Inspector M Krueger					Workstation Phase 2
Construction Inspector T Dove	8 x 8	1		64	Workstation
Construction Inspector G Ford	8 x 8	1		64	Workstation
Construction Inspector F Lopez					Workstation Phase 2
Construction Inspector J Combs	8 x 8	1		64	Workstation

Space Needs Program		PHASE 1A - Additional Program			Remarks
		Space Standard	Qty. Staff	Area Space (sf)	
Construction Inspector	Vacant				Workstation Phase 2
Construction Inspector	Future	8 x 8	1	64	Workstation
Construction Inspector	Future				Workstation Phase 2
Construction Inspector	Future				Workstation Phase 2
Storage Room		10 x 15	1	150	
Work Room		15 x 20	1	300	Map/Plan Room
Traffic Management Center		20 x 30	1	600	3 to 4 Workstations, Adjacent to Lobby
Support Areas					
Conference Room (10+)		20 x 20	1	400	
Conference Room (10+)		10 x 20	2	400	
Crew Huddle/Meeting Room		10 x 10	3	300	
Custodial Room		10 x 10	1	100	
Electrical Room		10 x 12	1	120	
Mechanical Room		10 x 12	1	120	
Subtotal			21	4,638	
CMES Factor (Original MP + Elevator Efficiency Factor)		30%		1,391	
Total Office and Support Areas				6,029	
Total Office Personnel and Square Footage Areas			44	10,340	
Exterior Areas					
Other Parking Areas					
Disabled Parking		13 x 18	2	468	
Employee Parking		9 x 18	44	7,128	
Subtotal				7,596	
CMES Factor		100%		7,596	
Total Exterior Areas				15,192	

**EXHIBIT B**

**Fee Matrix**

**City of Round Rock - Luther Peterson Service Center  
Amendment #3 (U/E & Transportation Admin)**

Discipline	Fee
Project Management / Administration	\$15,871.20
Design	\$12,528.00
Civil	\$12,563.81
Structural	\$17,328.00
Architectural	\$17,380.70
Interiors	\$11,880.00
Mechanical	\$8,434.56
Plumbing	\$8,613.12
Electrical	\$7,718.40
Fire Protection	\$10,403.33
Landscape	\$7,363.58
Quality Control Program	\$7,800.19
Cost Estimating	\$13,843.20
MDG Design Services	\$2,292.00
Subtotal Project Fee	<b>\$154,020.10</b>
10% Contingency	<b>\$15,402.01</b>
Reimbursables	\$8,227.50
Total Project Fee	<b>\$177,649.61</b>