



Owen McCrory, AIA
Principal and Senior Vice President

04 June 2018, rev'd., 20 June, 2018

Mr. Donald Wallace
Safesite, Inc.
9505 Johnny Morris Road
Austin, TX 78724

Re: 909 Congress Ave Office Tower

Dear Donald:

HKS, Inc. is pleased to submit to Safesite, Inc. our proposal to provide architectural services for the development of the 909 Congress Avenue Office Tower and Parking Garage in Austin, Texas.

SCOPE OF SERVICES

HKS will provide full architectural services as described in this proposal for the Project. HKS will retain the services of the following consultants with their disciplines outlined within this letter agreement. Services will be provided as defined in AIA Document B-103, Standard Form of Agreement between Owner and Architect for a Large or Complex Project, 2007 Edition, with standard HKS modifications, a copy of which is attached, and the terms and conditions incorporated. Upon acceptance of this proposal, it shall serve as our contract.

- Structural Engineering
- MEP

The scope of the professional services includes to the following:

PROJECT SCOPE DETAIL

The Project scope for these services is as follows:

SCOPE I:

- 88,000 GSF Office Building (Core & Shell Only, No Interior Amenity Finish Out)
- Parking Garage = Approximately 160 Spaces (60,000 sf, valet parked)

SCHEDULE:

HKS proposes to provide basic architectural services, structural and normal MEP and will be delivered in the following phases.

- Schematic Design 1.5 Months
- Design Development 1.5 Months
- Construction Documents 4 Months
- Deconstruction of Historical façade 3 Months
- B/N - Construction Administration 16 Months
 - Including 3 months of reconstruction of Historical façade.

Upon receipt of a signed proposal HKS will begin services immediately.

In the event the schedule is extended due to causes not within the control of HKS, our compensation will be equitably adjusted to account for the additional time in accordance with HKS then current hourly rate schedule.

COMPENSATION SCHEDULE FOR BASIC SERVICES:

BASIC SERVICES						
88,000 GSF OFFICE	SD	DD	CD	B/N	CA	
	15%	25%	35%	3%	22%	100%
ARCH: HKS	\$78,000	\$130,000	\$182,000	\$15,600	\$114,400	\$520,000
STRUCTURAL	\$10,560	\$14,080	\$28,160	\$3,520	\$14,080	\$70,400
MEP	\$11,000	\$14,750	\$33,150	\$1,450	\$13,250	\$73,600
TOTAL	\$99,560	\$158,830	\$243,310	\$280,570	\$141,730	\$664,000
60,000 GSF 160 CAR PODIUM GARAGE	SD	DD	CD	B/N	CA	
	15%	25%	35%	3%	22%	100%
ARCH: HKS	\$18,000	\$30,000	\$42,000	\$3,600	\$26,400	\$120,000
STRUCTURAL	\$5,940	\$7,920	\$15,840	\$1,980	7,920	\$39,600
MEP	\$2,800	\$3,600	\$8,400	\$400	\$3,200	\$18,400
TOTAL	\$26,740	\$41,520	\$66,240	\$5,980	\$37,520	\$178,000

Top Down Construction premium for Structural: \$20,000
 Historic Brick Façade support for Structural: \$20,000
 Entitlement processes will be provided on an hourly basis in addition to fees quoted above.

IF LEED SERVICES ARE REQUIRED:

HKS Green \$55,000
 Energy Modeling \$16,000 to Run the Energy Model

HKS will invoice for services and reimbursable expenses on a monthly basis, with payment due upon receipt of invoice. Invoices for which payment are more than thirty days past due will accrue interest at the rate of seven percent per annum. Client agrees to pay HKS for services rendered pursuant to this contract.

HKS anticipates the potential need for other consultants listed as follows; but are anticipated to be solicited once scope is further defined for better pricing. Estimates as placeholders would include:

Civil Engineer \$20,000	Vertical Transportation \$20,000	TDLR Review \$5,000
Parking Consultant \$20,000	Landscape Architect \$25,000	Commissioning TBD
Exterior Envelope \$40,000	Lighting Design \$30,000	Low Voltage \$60,000
Graphics Consulting \$30,000	Historical Façade Architect \$25,000	

HKS assumes the Client will retain the services of a Zoning Attorney to assist in any Entitlement negotiations with the City of Austin.

ADDITIONAL CONSULTANTS

If the services of consultants other than any included in the Scope of Services given above are required and in the event Client request these consultants be retained by HKS, HKS will invoice these additional consultants at one and fifteen one hundredths times the amount invoiced HKS by the consultants. HKS reserves the right to qualify and select any consultants who will be under HKS contract.

GENERAL PROVISIONS:

All required site information shall be furnished by the owner, such as: topographical surveys, boundary surveys, geotechnical reports, environmental surveys (if required), or any other required sited documents necessary to the design team.

REIMBURSABLE EXPENSES

In addition to the fees given above, HKS shall be reimbursed for all out-of-pocket expenses such as travel, reproduction, plotting, project management websites, long distance phone calls, courier service, postage, photography, professional renderings and other out of pocket expenses relative to these services. If TLC Urban does not require copies of back-up receipts for these expenses, then they will be billed to TLC Urban with no mark-up. If Client requires copies of receipts and invoices as back-up, the expenses will be billed at one and one-tenth times the actual cost.

TERMINATION

In the event Client abandons the Project at any time or elect to terminate our services, HKS shall be paid for services performed and reimbursable expenses incurred up to the date of our receipt of your written notice of termination. HKS reserves the right to suspend services if payment for compensation and expenses is not received within thirty (30) days of receipt of our invoice.

COPYRIGHT

The Program, Drawings, Specifications, 3D Model, BIM Data, other documents, and the designs prepared by HKS for this Project are instruments of service for use solely with respect to this Project. HKS shall retain all common law and statutory intellectual property rights in and to the instruments of service. No modifications to the instruments of service shall be made without notification to and authorization of HKS and its consultants. HKS grants to Client a license to use the instruments of service for use with respect to this Project upon payment in full for compensation and reimbursable expenses.

STATEMENT OF JURISDICTION

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, Phone: 512/305-9000, has jurisdiction over individuals registered as architects or interior designers in Texas. The Board's internet address is www.tbae.state.tx.us.

If the terms of this proposal are acceptable, please acknowledge your acceptance by executing this proposal and returning one copy to my attention.

Tony, as always, we are very pleased to continue serving you and we appreciate this opportunity! Please call should you have any questions.

Sincerely,



Owen McCrory
Principal

Main Line: 214.969.5599

AGREED AND AUTHORIZED:

This ____ day of _____, 2018

By: Safesite, Inc.

Signature

Title

cc: Ms. Kim Cooper



May 24, 2018

Mr. Brian Eason, AIA, LEED AP
Senior Vice President
HKS, Inc.
350 N. Saint Paul Street, Suite 100
Dallas, TX 75201

Re: Structural Engineering Fee Proposal
909 Congress Avenue Office Building
Austin, Texas

Dear Mr. Eason:

Brockette/Davis/Drake, Inc. (BDD) is pleased to submit for your consideration the following proposal to provide structural engineering services for a new office building located at 909 Congress Avenue in Austin, Texas. The project is in the historical district of Downtown Austin and will require dismantling and reapplying the historic brick façade.

It will also require a top down construction method for the two-level below grade parking. The top down method will require the following:

- 1) Drill the piers from the ground level and leave a steel casing in place to place the tower column.
- 2) Place the column from the top of pier to the ground level.
- 3) Place couplers in the column to accept future parking slabs at B1 structural, flat plate, and B2 slab on grade.
- 4) Since tiebacks will not be allowed under the street, alley, or Nelson Building, begin excavating the basement after reshores are removed from the existing slab on grade, the fifth elevated floor of the building.
- 5) Finish the B1 Level structural slab before the completion of the 11th floor of the tower.

The scope of the project is defined as follows:

• 11 Floor Office Building	88,000 SF
• 6 Floor Parking Garage	<u>50,000 SF</u>
Total	138,000 SF

Office Building Project Experience: BDD has extensive office building design experience in Austin, Texas, as well as in other major cities throughout the United States. Included are the following projects.

**Indicates Projects with HKS*

<u>Project</u>	<u>Stories</u>	<u>Square Feet</u>	<u>Location</u>
100 Congress*	22	610,000	Austin, TX
Frost Bank Tower*	33	1,145,000	Austin, TX
300 West Sixth (6 th & Colorado)*	23	880,000	Austin, TX
Colorado Tower (303 Colorado)	31	775,000	Austin, TX
5 th & Colorado (201 W. 5 th)*	22	400,000	Austin, TX
4 th & Colorado (405 Colorado)	24	468,000	Austin, TX
IBC Bank Plaza (500 W. 5 th)*	13	204,876	Austin, TX
Shoal Creek Walk (East Block)*	16	222,000	Austin, TX

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Terrace III*	5	164,000	Austin, TX
Terrace V*	7	213,632	Austin, TX
Terrace VI*	6	200,000	Austin, TX
Terrace VII*	6	200,000	Austin, TX
Capital Ridge	7	210,438	Austin, TX
Seven Oaks	8	650,000	Austin, TX
Las Cimas, Phase II*	4	200,000	Austin, TX
Las Cimas, Phase III*	4	200,000	Austin, TX
Quarry Oaks*	4	150,000	Austin, TX
Palisades West (2 Buildings)	6/7	360,000	Austin, TX
Domain II Office Building (Block W)	3	123,414	Austin, TX
Bank of America Plaza	72	1,900,000	Dallas, TX
Lincoln Plaza (Ross Tower)*	45	1,236,000	Dallas, TX
1900 Pearl Office/Retail Tower*	24	500,000	Dallas, TX
Park District Office/Retail (with Residential)*	24	600,000	Dallas, TX
The Union Office/Retail (with Residential)*	20	375,000	Dallas, TX
Hall Arts District Ph I: KPMG Office Tower*	20	500,000	Dallas, TX
Rosewood Court Office/Retail*	19	900,000	Dallas, TX
2000 McKinney Office/Residential/Retail*	20	1,112,000	Dallas, TX
McKinney & Olive Office/Retail	20	750,000	Dallas, TX
One Victory Park - L Block	19	518,589	Dallas, TX
Two Victory Park - M Block	24	1,200,000	Dallas, TX
One Arts Plaza Office/Residential/Retail	21	1,058,480	Dallas, TX
Saint Ann Court	24	624,000	Dallas, TX
Hunt Oil Headquarters	14	506,000	Dallas, TX
TRT Holdings Headquarters*	6	198,195	Dallas, TX
American Airlines Trinity Campus (5 Buildings)	7/7/7/7/7	1,800,000	Fort Worth, TX
Pier 1 Corporate Headquarters	24	700,000	Fort Worth, TX
Pioneer Natural Resources*	12	2,040,000	Irving, TX
LPC/Tier Reit Legacy Phase I*	17	300,000	Plano, TX
LPC/Tier Reit Legacy Phase II*	18	300,000	Plano, TX
Las Colinas Urban Center	27	450,000	Irving, TX
Sterling Commerce Office Building	14	318,000	Irving, TX
Legacy Tower*	22	400,000	Plano, TX
One Legacy Circle*	8	210,000	Plano, TX
Sterling Electronics Phase I*	6	160,000	Plano, TX
Sterling Electronics Phase II*	6	160,000	Plano, TX
Offices One at Frisco Station (VanTrust)*	7	228,000	Frisco, TX
Hall Office Park Building T1*	8	215,000	Frisco, TX
Hall Office Park Building T2*	12	325,000	Frisco, TX
311 South Wacker Drive*	71	1,500,000	Chicago, IL
1401 Lawrence Office/Retail Tower	22	311,000	Denver, CO
CNL Corporate Headquarters*	14	360,000	Orlando, FL
Nashville Yards Parcels 2 and 3	10/15/18	2,000,000	Nashville, TN
12 th & Broadway Office/ Residential/Retail*	27	830,000	Nashville, TN
Cox Tower T2 Office Building*	22	550,000	Atlanta, GA
Cox C-Tech Office Buildings*	14/14	653,000	Atlanta, GA
Terminus 100 Tower Office/Retail*	26	585,000	Atlanta, GA
Terminus 200 Tower Office/Retail*	24	540,000	Atlanta, GA
Main & Gervais	16	450,000	Columbia, SC
First Citizens	10	200,000	Columbia, SC

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North Hills Tower II Office/Retail	16	575,000	Raleigh, NC
North Hills Tower IV Office	19	600,000	Raleigh, NC
Dimensional Fund Advisors Regional Headquarters	8	200,000	Charlotte, NC
American Express Client Service Center*	13	1,000,000	Minneapolis, MN
101 Arch Place*	22	440,000	Boston, MA
Barnett Bank Building	33	700,000	Miami, FL
BlueCross BlueShield (4 Buildings)*	6/6/6/6	950,000	Chattanooga, TN
Fidelity Investments Regional HQ at the Gateway*	8	250,000	Salt Lake City, UT
The Grand at Papago Park*	4	200,000	Tempe, AZ
Harim Group Corporate Office Tower	16	86,000	Seoul, South Korea

Project Experience: When dealing with projects of this size and scope, we recommend considering several specialty consultants in aiding the Architect, Civil Engineer, and Structural Engineer in the work. They are as follows:

- A Geotechnical Engineer is needed to determine site specific considerations for the building foundations. The Geotechnical Engineer can also help assess the difficulty of installation of underground services and utilities.

Project Approach: Our approach for the structural design of this project will be managed as follows.

- We will write the Request for Proposal for a specialty consultant such as the Geotechnical Engineer.
- We will prepare schematic level drawings for the project for pricing by the Contractor or project estimating team.
- We will assist in evaluation of project scope costs and assist in value engineering during the design phase.
- We will issue detailed drawings for top down construction for all columns and basement walls. A separate set of drawings will be issued to the City for this method of excavation.
- We will provide Design Development and Construction Document drawings using Revit.
- We will attend bi-weekly project meetings during each design phase of the project.
- We will make monthly visits to the site during the structural phases of construction.

Additional Preconstruction Services Provided:

- Meet with frame subcontractors during project development and bidding to answer questions.
- Assist in evaluation of subcontractor bids.
- Meet with forming subcontractors to assist in construction sequencing and scheduling.
- Meet with concrete suppliers to ensure mix designs meet project requirements for economy, strength, and the use of maturity meters to accelerate the construction schedule.

Value Added Design:

- We will optimize concrete design mixes by using fly ash and maturity methods.

<u>Project</u>	<u>Location</u>	<u>Savings</u>
Palisades West Office Buildings	Austin, Texas	\$650,000
BlueCross BlueShield of Tennessee	Chattanooga, Tennessee	\$1,100,000
Omni Nashville Convention Center Hotel	Nashville, Tennessee	\$1,000,000
Terminus 100 Tower Office/Retail	Atlanta, Georgia	\$700,000
Terminus 200 Tower Office/Retail	Atlanta, Georgia	\$250,000

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• **Frame Design Efficiency:**

<u>Project</u>	<u>Location</u>	<u>Savings</u>
Frost Bank High-Rise Office Tower	Austin, Texas	\$1,200,000
Cox C-Tech Office Building	Atlanta, Georgia	\$1,200,000
Omni Nashville Convention Center Hotel	Nashville, Tennessee	\$2,000,000
The House by Starck & Yoo Condos	Dallas, Texas	\$1,200,000
Terminus 100 Tower Office/Retail	Atlanta, Georgia	\$1,000,000
Terminus 200 Tower Office/Retail	Atlanta, Georgia	\$1,000,000
One Arts Plaza Residential/Office/Retail	Dallas, Texas	\$1,000,000

Special Considerations:

- **Mix Design Consulting:** BDD has pioneered the use of fly ash modified concrete to produce project savings.

<u>Project</u>	<u>Location</u>	<u>Savings</u>
Palisades West Office Buildings	Austin, Texas	\$650,000
BlueCross BlueShield of Tennessee	Chattanooga, Tennessee	\$1,100,000
Omni Nashville Convention Center Hotel	Nashville, Tennessee	\$1,000,000
Terminus 100 Tower Office/Retail	Atlanta, Georgia	\$700,000
Terminus 200 Tower Office/Retail	Atlanta, Georgia	\$250,000

- **Concrete Maturity Methods:** BDD has introduced contractors to concrete maturity methods to accelerate construction and eliminate problems associated with early curing cylinders.

<u>Project</u>	<u>Location</u>	<u>Stories</u>	<u>Square Footage</u>
2000 McKinney Mixed-Use	Dallas, Texas	20	1,112,000
One Arts Plaza Mixed-Use	Dallas, Texas	21	1,058,000
Rosewood Court Office/Retail	Dallas, Texas	20	850,000
Terminus 100 Tower Office/Retail	Atlanta, Georgia	26	585,000
Terminus 200 Tower Office/Retail	Atlanta, Georgia	24	540,000
BlueCross BlueShield	Chattanooga, TN	7/8	1,100,000
Main & Gervais Office Building	Columbia, SC	17	478,000
Cox C-Tech Office Buildings	Atlanta, Georgia	10/12	1,200,000
Cox Tower T2 Office Building	Atlanta, Georgia	22	550,000
Omni Louisville Hotel/Residences	Louisville, KY	30	1,216,034
Omni Nashville Convention Hotel	Nashville, TN	22	1,100,000
The House by Starck & Yoo	Dallas, Texas	21	298,000
10 Terminus Place Condos	Atlanta, Georgia	19	380,000
The Encore on 7 th Residential	Pittsburgh, PA	19	240,000

LEED Certification: BDD works closely with architects to select cost effective and energy efficient materials in order to achieve required ratings. Our normal involvement is limited to using recycled materials in concrete, such as the use of fly ash or other recycled materials in structural concrete. We typically allow 20% Fly Ash in all concrete mix designs, resulting in project savings, as well as improving the long term strength gain of the concrete material. BDD has participated in LEED Certification for:

- Palisades West Office Buildings - Austin, Texas Austin Energy Two Star Green Building
- Colorado Tower Office Building - Austin, Texas Austin Energy Two Star Green Building
- Terminus 200 Tower Office/Retail - Atlanta, Georgia LEED Gold Accredited

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- **BlueCross BlueShield of Tennessee - Chattanooga, TN** **LEED Gold Accredited**
- 1400 Hi Line Residential - Dallas, Texas **LEED Gold Accredited**
- Omni Dallas Convention Center Hotel - Dallas, Texas **LEED Silver Accredited**
- The Heights at Park Lane Residential/Retail - Dallas, Texas **LEED Silver Accredited**
- The Encore on 7th Residential - Pittsburgh, Pennsylvania **LEED Silver Accredited**
- Hunt Oil Corporate Office Building - Dallas, Texas **LEED Silver Accredited**
- Sabre Corporate Headquarters - Southlake, Texas **LEED Silver Accredited**
- Cox C-Tech Office Building - Atlanta, Georgia **LEED Silver Accredited**
- St. Marks School of Texas - Dallas, Texas **LEED Silver Accredited**
- Ursuline Academy of Dallas - Dallas, Texas **LEED Silver Accredited**
- Terminus 100 Tower Office/Retail - Atlanta, Georgia **LEED Bronze Accredited**
- Pier 1 Corporate Headquarters - Fort Worth, Texas **LEED Bronze Accredited**

BIM Capabilities: BDD is currently producing all projects in Revit (BIM) and have included the following.

<u>Project</u>	<u>Location</u>	<u>Cost</u>
IBC Bank Plaza Office Building (Block 51)	Austin, Texas	\$35 million
The Union Mixed-Use (Office/Retail/Residential)	Dallas, Texas	\$190 million
Cox Tower T2 Office Building	Atlanta, Georgia	\$140 million
Cox C-Tech Office Building	Atlanta, Georgia	\$120 million
Hall Arts District Phase I: KPMG Plaza Office	Dallas, Texas	\$70 million
TRT Holdings Headquarters	Dallas, Texas	\$60 million
Cimerex Corporate Office Building	Tulsa, Oklahoma	\$54 million
Legacy Tower Office Building	Plano, Texas	\$45 million
Gaylord Rockies Resort & Convention Center	Aurora, Colorado	\$530 million
Omni Dallas Convention Center Hotel	Dallas, Texas	\$325 million
Four Seasons Hotel & Condominiums	Denver, Colorado	\$300 million
Omni Louisville Convention Hotel/Residences	Louisville, Kentucky	\$270 million
Hilton Orlando Convention Center Hotel	Orlando, Florida	\$230 million
Omni Nashville Convention Center Hotel	Nashville, Tennessee	\$219 million
Hall Arts Ph II: Hotel/Residential Tower	Dallas, Texas	\$205 million
Runway at Playa Vista Mixed-Use Residential	Los Angeles, California	\$150 million
Ritz-Carlton Hotel/Residences, Phase I	Dallas, Texas	\$120 million
Ritz-Carlton Tower Residences, Phase II	Dallas, Texas	\$120 million
First Baptist Church	Dallas, Texas	\$120 million
SaRang Global Ministry Center	Seoul, South Korea	\$90 million
Renaissance Legacy West Hotel	Plano, Texas	\$78 million
2929 Wesleyan Apartment Tower	Houston, Texas	\$75 million
W Dallas Victory Hotel & Condominiums	Dallas, Texas	\$72 million
1400 Hi Line Residential/Retail	Dallas, Texas	\$70 million
Gateway Church	Southlake, Texas	\$70 million
Omni Amelia Island Plantation Resort Expansion	Amelia Island, Florida	\$65 million
Marriott AC Hotel	Tempe, Arizona	\$50 million
Frisco Medical Center	Frisco, Texas	\$50 million
Xian Space Center	Xian, China	\$45 million
McLane ASRS	Springfield, Missouri	\$40 million
Texas A&M Medical Office Building	College Station, Texas	\$20 million

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Proposed Project Team: BDD has assembled a team of highly qualified professionals for this project; key team members are listed below.

- Robert E. Hill, P.E. - Principal-In-Charge
- Christopher R. Borchers, P.E. - Senior Project Manager

Scope of Services: Our proposed scope of services is as follows.

SCHEMATIC DESIGN PHASE:

1. Review of the project scope to determine existing site and construction considerations.
2. Review of local codes and ordinances.
3. Provide assistance to the geotechnical consultants in outlining a testing program to determine design criteria for the foundation systems.
4. Preliminary design studies in sufficient detail to determine basic structural systems for the project, including superstructure and foundations.
5. Attendance at project meetings.
6. BDD will assist as required with the evaluation and determination of structural framing alternatives.

DESIGN DEVELOPMENT PHASE:

1. Preparation of design development structural drawings, including floor plans and typical details for coordination with Architect and MEP Engineer.
2. Evaluation of geotechnical report to establish foundation system for the building.
3. Preparation of outline specifications.
4. Attendance at project meetings.

CONSTRUCTION DOCUMENT PHASE:

1. Preparation of structural contract documents including structural framing plans and details. All documents will be prepared in Revit format.
2. Preparation of contract specifications.
3. Attendance at project meetings.

PROJECT BIDDING PHASE:

1. Assist the Project Team as required in the evaluation of subcontractor bids and proposals for value engineering.
2. Preparation of necessary structural document addenda during the Bidding Phase.

CONSTRUCTION ADMINISTRATION PHASE:

1. Review of structural shop drawings.
2. Review of material test reports.
3. Respond to RFI's during construction.
4. Evaluation of structural change orders.
5. Structural clarification sketches.

SITE VISITS*: This proposal includes the cost of employee hours associated with fifteen (15) site visits by BDD during construction, phased as follows.

Site Visits

- Visit 1
- Visit 2
- Visit 3

Phase of Construction

- Observation of Ground Floor Structural Slab
- Observation of Floor 2
- Observation of Floor 2 Mezzanine

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Visit 4	Observation of Floor 3
Visit 5	Observation of Floor 4
Visit 6	Observation of Floor 5
Visit 7	Observation of Floor 6
Visit 8	Observation of Floor 7
Visit 9	Observation of Floor 8
Visit 10	Observation of Floor 9
Visit 11	Observation of Floor 10
Visit 12	Observation of Mechanical Floor
Visit 13	Observation of Top Down Level B1
Visit 14	Observation of Top Down Level B2
Visit 15	Punch List

*The structural site visits will be for the purpose of observing the progress of the work. They will not be an inspection of the work. Construction inspection shall be provided by a testing agency selected by the Owner.

COMPENSATION: BDD proposes to provide the herein-defined services for the following fees.

<u>Description</u>	<u>Square Footage**</u>	<u>Fee</u>
15 Story Building	138,000	\$ 110,000.00
Top Down Detailing	18,000	\$ 20,000.00
Support Detailing for Historic Brick Facade	-----	\$ 20,000.00
	156,000	\$ 150,000.00

**Should the square footage of the project change +/-5%, the fee will be revised accordingly.

Billing will be made monthly based upon the work completed, not to exceed the following:

<u>Phase</u>	<u>Fee %</u>	<u>Fee</u>
Schematic Design	15%	\$ 22,500.00
Design Development	20%	\$ 30,000.00
Construction Documents	40%	\$ 60,000.00
Bidding and Negotiation	5%	\$ 7,500.00
Construction Administration	20%	\$ 30,000.00
		\$ 150,000.00

REIMBURSABLE EXPENSES: Reimbursable expenditures (printing and plotting costs, delivery services, travel, long distance communication, etc.) shall be billed at cost without markup.

ADDITIONAL SERVICES: Compensation for authorized additional services, including additional site visits, shall be on an hourly basis in accordance with the enclosed rate schedule.

EXCLUSIONS: This proposal specifically excludes the following items, as well as any work not considered to be within the scope of normal structural engineering services:

1. Geotechnical investigations.
2. Special investigations for environmental site assessment.
3. Design of retention systems (included in fee).
4. Design of bracing or shoring for construction or demolition (included in fee).

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5. Design of light gauge metal framing systems.
6. Material testing or structural construction inspection services and special inspections required by International Building Code (to be provided by Owner selected independent testing laboratory).
7. Estimating or quantity surveys (these services are provided by the General Contractor).
8. Construction management and/or supervision of the structural work.
9. Design of curtainwall or cladding systems or supports.
10. Design of monumental stairs.
11. Design of site retaining walls, site walls, site signs, or site structures and landscape features.
12. Redesign of structure for General Contractor's requirements for tower cranes, equipment hoist, concrete conveyance, and material staging.
13. Design of structural slab at lowest level. Fee provided assumed slab on grade design will be utilized.
14. Design of site structures and landscape features not directly supported by the structure.
15. On-Site survey of existing structures prior to construction and excavation. This service is assumed to be provided by the Contractor.
16. Redesign of structural elements after Owner approval or approval of shop drawings.
17. Tie-Down for rooftop mechanical equipment.
18. Design of window washing equipment.

The return of an executed copy of this letter will serve as agreement and confirmation of the above referenced services. Brockette/Davis/Drake, Inc. appreciates the opportunity to submit this proposal. Should you require further information concerning this proposal, please do not hesitate to call.

Sincerely,

BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm F-841



Robert E. Hill, P.E.
President

REH/dh

CC: Mr. Owen McCrory – HKS, Inc.

Accepted: _____

Printed Name: _____

Title: _____

Name of Company: _____

Date: _____

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**BROCKETTE/DAVIS/DRAKE, INC.
RATE SCHEDULE
2018**

PRINCIPAL	\$ 300.00/HR
ASSOCIATE	\$ 225.00/HR
SENIOR PROJECT MANAGER	\$ 200.00/HR
PROJECT MANAGER	\$ 175.00/HR
PROJECT ENGINEER	\$ 150.00/HR
DESIGN ENGINEER	\$ 125.00/HR
SENIOR TECHNICIAN	\$ 150.00/HR
TECHNICIAN	\$ 125.00/HR
CLERICAL	\$ 70.00/HR
3 MAN SURVEY CREW	\$ 190.00/HR
2 MAN SURVEY CREW	\$ 180.00/HR
1 MAN SURVEY CREW	\$ 110.00/HR
GPS/RTK SYSTEM	\$ 70.00/HR

RATES EFFECTIVE THROUGH DECEMBER 31, 2018



BLUM CONSULTING ENGINEERS, INC.

Ken Smith
Jeffrey Long
David Hang

Jake Musick
Christopher Rosol
Scott Swan

May 25, 2018

Mr. Brian J. Eason, AIA
HKS, Inc.
350 N. St. Paul, Suite 100
Dallas, Texas 75201

RE: 909 Congress Office Building - Austin, Texas

Dear Brian:

We are pleased to provide this Proposal for MECHANICAL (HVAC, Plumbing and Fire Protection) and ELECTRICAL ENGINEERING Services in response to your request.

We understand the project will be a 16-level, approximately 88,000 SF "core and shell" office building. We understand that this office building will be constructed above a 6-floor and 1-level below grade, 163 car parking garage and a retail space on the ground floor. We have assumed the +/-3,500 SF retail will be a "cold, dark shell" for finish-out at a later date. The building is not anticipated at this time to be LEED certified.

Scope of MECHANICAL and ELECTRICAL ENGINEERING Services will include:

A. Schematic Design Phase:

1. Attend scheduled planning meetings and provide information required by Members of the Design Team.
2. Consult regarding MEP concepts for; system selection, equipment spaces, distribution, utilities, etc. This will include initial studies that may be required for system(s) selection.
3. Select and describe in writing the proposed Basic Mechanical and Electrical systems (i.e., for coordination and establishing probable construction cost).
4. Develop Schematic Documents which will include Floor Plans, One Line Diagrams, Equipment Rooms and Riser Diagrams.

B. Design Development Phase:

1. Attend scheduled planning/coordination meetings and provide information required by members of the Design Team.
2. Prepare DESIGN DEVELOPMENT documents (drawings and outline specifications) for Mechanical and Electrical systems.

C. Construction Document Phase:

1. Attend scheduled planning/coordination meetings and participate in Owner/Consultant Milestone Review Meetings as well as assist Client in obtaining approvals from governmental agencies.
2. Prepare Mechanical and Electrical CONSTRUCTION DOCUMENTS (plans and specifications) suitable for bid and construction.

D. Bid/Negotiation Phase: Respond to questions during bid/negotiation, attend pre-bid contractor interviews and provide recommendations concerning award of the respective work as may be required.

E. Construction Phase:

1. Review of shop drawing/submittal data and provide assistance in interpreting Construction Documents.
2. Periodic visits to the site for observation of the work with companion reports. For purposes of this Proposal, a total of eight (8) site visits are included.
3. Review, comment and approve Contractor prepared close-out documents, such as Operating and Maintenance Manuals, Warranties, Record ("As-Built") Drawings, etc.

F. Energy Model (Optional):

1. Working with you, develop an Energy Model that meets the requirements of ASHRAE 90.1 and determine the building's annual energy consumption. The Energy Model is as required for AEGC Certification. This model can then be the basis to determine annual energy consumption of the building for comparison with the energy consumption of the base case model.

Scope of DESIGN WORK for MECHANICAL and ELECTRICAL ENGINEERING SERVICES includes:

A. Shell and Core Office Space:

1. "Shell and core" design. Design to include air handling system up to and including VAV/fan powered boxes, electrical distribution to all mechanical equipment with panels in the electrical rooms for tenant extension to outlets and lights and plumbing in core area toilet rooms.

B. Parking Garage:

1. Complete systems in all areas, except as modified hereinafter in Assumptions/Clarifications.

C. Shell Retail Space:

1. "Cold, dark shell" – i.e. MEP to be provided by tenant. Only utility stub-ins will be indicated on the Construction Documents (for purposes of this proposal's scope-of-work).

This proposal is based on the following assumptions and clarifications:

1. Construction Documents are to be prepared in Revit. Pdf files will be provided by us for reproduction by Architect. Architectural revisions will be processed in the same manner.
2. Public space lighting will be designed by you, the Owner's Interior Designer, and/or Lighting Consultant. The documentation and circuiting of all lighting fixtures selected/recommended is included in Basic Services. Also, all lighting in those spaces not covered under their areas of responsibility (i.e., equipment rooms, back-of-house) will be handled under Basic Services.
3. Public space lighting, switching and dimming systems will be designed by you, the Owner's Interior Designer, and/or Lighting Consultant. The documentation and circuiting of all lighting fixtures selected/recommended is included in Basic Services.
4. "Special Systems" (e.g., telephone and data cabling, audio/visual, LAN's, security and closed-circuit TV's, cable or satellite TV's, etc.) will be designed by your Specialty Consultant(s) and/or Contractor(s). BCE will incorporate

environmental and power requirements based on the information provided to us.

5. Your specialty consultant will design any Parking control systems/signage. Basic Services include documentation of the required conduit/raceway and power requirements based on information provided to us.
6. Basic Services for Fire Protection includes design and documentation of services and major piping distribution. Detailed sprinkler head layouts and hydraulic calculations for submission to the AHJ for permit will be by the Fire Protection Sub-Contractor. We will consult with you regarding sprinkler head location(s) as related to Architectural features.
7. We would expect that at the completion of each Phase, there will be an approval of the work prior to beginning the next Phase.
8. Changes to previously approved work, will be considered an ADDITIONAL SERVICE.
9. Additional job site visits during the Construction Phase or attendance at construction meetings (other than as previously described), would be provided as an ADDITIONAL SERVICE.
10. Preparation of Record ("As Built") Documents will be by the respective MEPF subcontractors.
11. Design of the following systems and/or services will be provided by Consultants retained by Architect or the Owner (i.e., work excluded from Basic Services):
 - a. Design of interior or exterior water effects (other than supplying basic utilities and services thereto based on information provided to us, which is included in our Basic Services).
 - b. Design of landscape lighting and other exterior lighting. Documentation of exterior lighting systems designed by others is included in our Basic Services.
 - c. CIVIL ENGINEERING that may be required in connection with relocation of existing utilities or that may be required in connection with any site utility work, site drainage, and utilities beyond 5' from the building line.
 - d. ACOUSTICAL ENGINEERING.
 - e. Commissioning.
 - f. LEED Certification.

COMPENSATION

- A. Based on an Agreement similar to AIA Document C141, we propose to provide MECHANICAL and ELECTRICAL ENGINEERING Services for the fees listed below, plus reimbursable expenses:

Schematic Design	\$ 14,000
Design Development	\$ 18,000
Construction Documentation	\$ 42,000
Bid/Negotiation	\$ 2,000
Construction Administration	\$ 16,000
Total	\$ 92,000
Energy Model (Optional)	\$ 16,000

- B. ADDITIONAL SERVICES (i.e., work other than as described herein, etc.): Will be performed on an hourly basis ("Hourly Rate Schedule" is attached) or for a mutually agreed upon lump sum fee, plus reimbursable expenses.
- C. REIMBURSABLE EXPENSES: Will be at cost (a 1.00 multiplier) and will include; approved travel and subsistence outside the Dallas area and express/delivery charges.
- D. We will invoice for our services on a monthly basis based on percentage of completion.

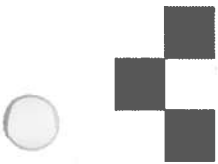
We appreciate the opportunity to provide this Proposal. If you have any questions please call.

Sincerely,



Ken Smith

Attachment - "Hourly Fee Schedule"



BLUM CONSULTING ENGINEERS, INC.

**ADDITIONAL SERVICES
HOURLY FEE SCHEDULE
MAY, 2018**

Principal	200.00
Project Director/Mechanical Engineer	150.00
Mechanical Engineer	125.00
Mechanical Engineer/Designer	110.00
Project Plbg./Fire Protection Engineer	150.00
Plbg./Fire Protection Designer	110.00
Project Electrical Engineer	150.00
Electrical Engineer	125.00
Electrical Engineer/Designer	110.00
Field Representative	125.00
Energy Analyst/Engineer	135.00
CADD Administrator	110.00
CADD Technician	75.00
Secretary	70.00

Stated rates are valid for a period of one year from date shown. Thereafter, rates are subject to adjustment.