

Steven L McGarraugh, AIA
4244 Fryer Street
The Colony, Texas 75056

January 20, 2020

South Texas Educational Technologies, Inc. (STET)
2402 East Business 83
Weslaco, Texas 78596
Attention: Alim Ansari

RE: Proposal for Architectural and Engineering Services For Horizon Montessori School; Pearland Campus - Theater Building

Dear Mr. Alim Ansari:

Steven L McGarraugh, AIA Architect with Trinity MEP Engineering, LLC propose to perform professional Architectural and Engineering services for South Texas Educational Technologies, Inc. (STET) for the Theater Building located at the Horizon Montessori School's Pearland Campus located at 2319 North Grand Boulevard - Pearland, Texas 77581.

The scope of the professional services will include design of new electrical and lighting, heat, air conditioning, and exhaust for the Theater Building which includes the theater and the attached classroom building. Also included are architectural upgrades to meet ADA/Texas Accessibility Standards (TAS). These include, but are not limited to additional ramps to entries, and accessibility modifications to existing restroom facilities. A part of these services is to recommend whether to reuse the existing air conditioning chiller system and/or the existing ductwork within the facility. Bid phase and Construction phase services will also be provided with a limited number of site visits during construction.

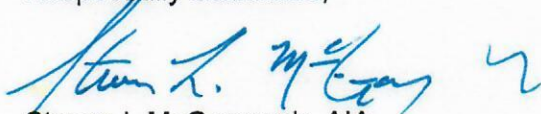
The total professional fees for the above described services total: \$29,500.
Twenty nine thousand five hundred dollars and zero cents.

Payments for services shall include:

10% invoiced at contract signing
25% invoiced at 50% construction documents
50% invoiced at 100% construction documents
15% invoiced at substantial completion of construction

We appreciate the opportunity to submit our services to the board and look forward to working with you, your board and staff again!

Respectfully Submitted,



Steven L McGarraugh, AIA