



4731 Merwin Street
Houston, Texas 77027
713-446-7639 cell
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PROPOSAL FOR: Mr. Alim Ansari, Horizon Montessori Public Schools
PROJECT: Site plan/ on-site parking approval process
DESIGN SCOPE AND SERVICES: 3.84 acre site, 2319 Grand Blvd.

Professional service scope includes Architectural services for site development and parking requirements only as outlined here on this proposal.

Project scope includes meeting with city of Pearland officials, coordinating efforts of city officials with HMPS team, also included in scope of services is maintaining a current site plan for site development. Site plan shall be updated during the negotiated process with the city of Pearland.

Existing site conditions- The existing site located in the old town portion of Pearland, Brazoria County, Texas. The site is bounded by Broadway, (FM 518) to the south, Grand Blvd. to the west, Park Ave. to the east and the vacated Jasmine street R.O.W. to the north. Currently the site lacks sufficient on-site parking to satisfy the city of Pearland development regulations. The client hopes to purchase the 3.84 acre site and re-purpose the existing vacant school buildings into functioning building code approved school buildings. Necessary to this process of re purposing the buildings is proposing a site development plan with sufficient on site parking.

Professional service scope- Professional design services include designing a development plan for the site including parking, exterior site improvements and landscaping. The site development plan will include the requisite due diligence to understand existing site conditions and provide guidance to the client as to a cost effective way to realize the final development of the site as intended by the client. Services will include the following;

- Understanding the city of Pearland provided utilities.
- Confirming the location of water and sewer on site connection points. Informing the client if connection points are off site.
- Understanding storm water detention requirements as provided from Brazoria County and City of Pearland.
- Provide site plan for on site parking.
- Attend meetings with city of Pearland.
- Convey results of meetings with city of Pearland to client and clients' team.
- Coordinate information as provided by clients' team for submission to City of Pearland during the site development permit process.
- Coordinate information as provided by city of Pearland to inform the client as to site development requirements.
- Provide revisions to submitted documents as requested by City of Pearland.

The project will be designed to meet current City of Pearland regulations. The client will coordinate with the architect for any individualized requirements for this site development. The architects' will coordinate with the client in the design of this project. The architect's design team consists of the Architect only.

Schematic Design Services

- Coordinate with client for function of existing buildings and site.
- Provide site plans with parking, dumpster, required landscaping and fire lane requirements.
- Site visit by architect.
- Finalize project scope based on above information.
- Produce site plans for submission to city of Pearland.

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- Attend meetings with the city of Pearland as needed. Up to including 5.
- Manage site plan versions and provide guidance on related cost issues.

Professional Fee Schedule

Architectural services	\$ 11,500.00
Total	\$11,500.00

Architects project team

Architect: sp Architecture

Items provided by client

- Survey, (AutoCAD, jpeg or pdf). Survey shall show legal description, property lines, recorded easements, utility lines and any other existing improvements on site.

Insurance coverage

Sp Architecture	(Architect)	E/O-\$1,000,000.00, general liability \$1,000,000.00
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Conditions:

- TDLR (Handicap review and inspection) fees are applicable to all construction projects in the State of Texas where the construction cost is over \$50,000.00. TDLR requirements apply to the construction of this project. s+P Architecture will coordinate and file application with private state approved reviewer, client is responsible for all associated fees. The client is responsible for obtaining a TDLR project number, the cost is \$175.00 payable to sp architectures' private reviewer before the project is submitted for permit.
- All regulatory fees for City of Pearland, Brazoria County and State of Texas permits and impact fees, as related to the construction of this project shall be furnished by the client.
- All reimbursable expenses shall be furnished by the client. Reimbursable expenses include; reproductions, plots, standard form documents, postage, handling and delivery of instruments of service. Architectural renderings and as built drawings, if required, are additional services.
- Computer plots cost \$2 per 24"x36" sheet and prints are 24 cents per square foot. A set of electronic PDF files for each sheet of the completed construction drawings, is included in the cost of this proposal.
- Sp Architecture bills additional services at \$175.00 per hour.
- Meetings with Pearland will be billed as a part of the Architectural fee listed in this proposal at the hourly rate listed in the proposal.
- 30% of the architectural fee and civil fee is required with executed proposal to initiate work on project.
- Remaining Architectural fees will be billed on a monthly basis for services performed.
- An invoice to the client will be provided on the 15th each month for services performed.
- Architectural fees quoted in this proposal are limited. The fees in this proposal are based on
- Civil Engineering fees are not included in this proposal. This proposal assumes that utilities exist at the site location. The above quoted fees assume that utilities are currently on the same side of the road, at the edge of the site and of the size required by this project and available for use by the client. Changes made after the completion of the construction documents or changes made in the "field" after construction has started, to the permitted design, will be billed as an additional service.

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- If utility connections are off site the client will be notified by the design team. Offsite utility connections are not a part of this proposal. Once the scope of the offsite utilities is determined, a price for services will be provided to the client.
- This proposal assumes that the intended site is platted in a sub-division and no work on the design team's part is needed or required for the issuance of a building permit by Brazoria County.
- All water/ waste water applications, forms from the City of Pearland and fees due to the City of Pearland shall be provided by the client.
- No services or fees for contractor interviews or bidding and negotiating of construction contracts are included as a part of this proposal.
- Sp architecture does not engage in obtaining the building permit. The client can hire their own permit runner or perform the task themselves.
- Fire Sprinkler system design is not included in this proposal.
- Irrigation sprinkler system design is not included in this proposal.
- All site development drawings will be signed and sealed by a registered architect in the state of Texas or engineer licensed in the state of Texas.
- Revisions to the site development drawings required to obtain approval are included in this proposal.
- This proposal starts with the clients' signature on this proposal and associated down payment. This proposal is concluded with HMPS and the city of Pearland in agreement concerning on site parking and the scope of improvements to the site for HMPS to proceed with building renovations.
- The Architect shall maintain the listed insurance for the duration of this agreement. If any of the requirements set forth below exceed the types and limits of insurance the Architect normally maintains, the client shall reimburse the Architect for any additional cost.
- The Client, shall provide information in a timely manner regarding requirements for and limitations on the Project.
- The client shall coordinate the services of its own consultants with those provided by the Architect.
- The Client shall furnish all tests, inspections and report required by law and the Contract Documents.
- The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information.
- The Architect and the Architects consultants shall be deemed the authors and owners of their respective Instruments of Service, including drawings and specifications, and shall retain all common law, statutory and other reserved rights, including copyrights.
- This proposal and prices listed in it are valid for 30 days past the date listed in the proposal.

Thank you, we look forward to working with you on this project.

Scott Palermo, registered Architect and Owner

Date

Mr. Alim Ansari, CEO/ Board Chairman, HMPS, Client

Date