

AMENDMENT NO. 1
TO AIA DOCUMENT B101-2017 – STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND ARCHITECT

Amendment No. 1

Projects: Frank Moates Elementary School (Replacement)
 1500 Heritage Blvd., Glenn Heights, Texas 75154

 Cockrell Hill Elementary School (Renovation)
 425 S. Cockrell Hill Rd., DeSoto, Texas 75115

 Amber Terrace Early Childhood (Renovation)
 224 Amber Lane, DeSoto, Texas 75115

 Meadows Elementary School (Renovation)
 1016 The Meadows Pkwy., DeSoto, Texas 75115

 West Middle School (Renovation)
 800 N. Westmoreland Rd., DeSoto, Texas 75115

Owner: DeSoto Independent School District
 200 E. Belt Line Rd.
 DeSoto, Texas 75115

Architect: WRA Architects, Inc.
 6000 Headquarters Dr.
 Suite 600
 Plano, TX

1. This Amendment No. 1 further modifies the AIA Document B101-2017 – Standard Form of Agreement Between Owner and Architect (the “Agreement”) between the District and the Architect, dated September 15, 2025 for the above-referenced Projects.

2. It is the intention of the Owner and Architect that this Amendment 1 modify, govern and take precedence over the specific referenced terms and conditions as expressly noted in Paragraph 3 below to those found in the Agreement, and that all other terms and conditions in the Agreement not expressly modified herein remain in full effect and without modification in relation to the rights and duties of each Party.

3. The following paragraphs of the Agreement are hereby modified and amended as follows:

On page 1, at the place “for the following Project,” add:

“Woodridge Elementary School (Renovation)”
1001 Woodridge Dr, DeSoto, TX 75115

§ 1.1.2 The Project’s physical characteristics, add:

Woodridge Elementary School, 1001 Woodridge Dr, DeSoto, TX 75115

§ 1.1.3 The Owner’s budget for the Cost of the Work (“Budget”), as defined in Section 6.1 and amended as follows:

1. Frank Moates Elementary School (Replacement):	\$34,949,088.00
2. Cockrell Hill Elementary School (Renovation):	\$12,638,579.00
3. Amber Terrace Early Childhood (Renovation):	\$ 5,672,819.00
4. Meadows Elementary School (Renovation):	\$ 5,685,502.00
5. Woodridge Elementary School (Renovation):	\$ 5,713,491.00
6. West Middle School (Renovation):	\$ 6,791,779.00

§ 1.1.5 is amended as follows:

Upon Board Approval, Construction Manager at Risk and Competitive Sealed Proposal delivery methods will be used.

§ 1.1.6.1 [Paragraph Deleted.]

§ 3.1.1 is amended as follows to include the word, “Program Manager” as shown as follows:

The Architect shall perform and manage the Architect’s services and administer the Project, in accordance with this Agreement as amended for this Project, and with the AIA Document A201-2007 or AIA A201-2017, General Conditions of the Contract for Construction, as amended for this Project, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner and Program Manager through the issuance of progress reports to Owner and Contractor, as more specifically defined hereafter.

§ 3.5.2.2 is amended as follows:

If the bidding documents permit substitutions; the Architect shall review substitution requests as part of Basic Services when the substitution is considered to bring the project within budget. If the substitution is for an alternative solution not related to value engineering, and upon District approval, it may be considered an Additional Service.

§ 3.6.4.1 is amended as follows:

The Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data, and Samples, for the purpose of checking for general conformance with the Contract Documents. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, within fifteen (15) calendar days from the submittal date. If it is determined that any submittal does not comply with the requirements of the Contract Documents, then Architect shall require Contractor to come into compliance. The Architect shall promptly report, in writing, to the Contractor and Owner any errors, inconsistencies, and omissions discovered by the Architect in the Shop Drawings, Product Data, and Samples. The Architect is not authorized to approve changes involving major systems such as HVAC, roof, foundation, outward appearance, color schemes, floor plans, building materials, or mechanical equipment without Owner's prior written consent.

§ 3.6.4.4 is amended as follows:

The Architect shall review and respond to requests for information about the Contract Documents as Basic Services. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness while allowing sufficient time, and in no case more than fifteen (15) calendar days from the submittal date. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information as Basic Services.

§ 3.6.6.5 is amended as follow:

Prior to the expiration of six (6) months from the date of Substantial Completion, prior to the expiration of ten (10) months from the date of Final Completion, and upon request of the Owner at any other time within one (1) year of Final Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner and Program Manager to review facility operations and performance, identify defects and warranty issues, propose necessary corrections and provide appropriate written recommendations to the Owner.

§ 4.1.1 is amended as to the following items:

§ 4.1.1.4	Existing facilities surveys/Field Verification	Architect – Basic Services
§ 4.1.1.5	Site evaluation and planning	Architect – Basic Services

§ 4.1.1.12	Detailed cost estimating	Architect – Basic Services
§ 4.1.1.13	On-site project representation (weekly)	Architect – Basic Services
§ 4.1.1.16	As constructed record drawings	Architect– Basic Services
§ 4.1.1.17	Post-occupancy evaluation	Architect – Refer to Section 3.6.6.5

§ 4.2.1 is amended as follows:

Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner’s written authorization:

- .1 Services necessitated by a significant change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, or the Owner’s schedule.
- .2 [Paragraph Deleted.]
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws, or regulations that are either: (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit; or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care.;
- .4 [Paragraph Deleted.]
- .5 [Paragraph Deleted.]
- .6 [Paragraph Deleted.]
- .7 [Paragraph Deleted.]
- .8 [Paragraph Deleted.]
- .9 [Paragraph Deleted.]
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction.
- .11 [Paragraph Deleted.]

§ 5.10 is amended to add the phrase “the Owner may, in its sole discretion” as follows:

Unless otherwise provided in this Agreement, the Owner may, in its sole discretion, furnish legal and accounting services, including auditing services, which may be reasonably necessary at any time for the Project to meet the Owner’s needs and interests.

§ 5.15 [Paragraph Deleted.]

§ 6.7 is amended to add the phrase “without additional compensation shall modify” as follows:

If the Owner chooses to proceed under Section 6.6.4, the Architect without additional compensation shall modify the Construction Documents as necessary to comply with the Owner’s Budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the Budget as adjusted under Section 6.6.1 in accordance with Section 3.5.4 and 3.5.5.

§ 11.4 is amended as follows to add “One and one-tenth (1.10%)”:

Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus «One and one-tenth» percent («1.10»%), or as follows:

§ 11.8.2 is amended as follows to add “One and one-tenth (1.10%)”:

For Reimbursable Expenses, the compensation shall be the expenses incurred by the Architect and the Architect’s consultants plus One and one-tenth percent (1.10%) of the expenses incurred.

DeSoto Independent School District

WRA Architects, Inc.

Signature

Dr. Usamah Rodgers
Superintendent

Date



Architect (Signature)

Seth Stevens, AIA , Principal

Printed Name and Title

1/5/2026

Date