

EXHIBIT “F”
CONTRACT AMENDMENTS

INSERT ALL AMENDMENTS TO THIS CONTRACT AS EXHIBIT F-1, F-2, ETC.



April 26, 2024

Chad Davenport
Deputy Director
Brazoria County
313 West Mulberry Street
Angleton, Texas 77515

Re: Scope Changes for Design of Quintana Beach Park Damage Assessment
and Reconstruction Design RFSQ #23-31, PO No. 0002304888

Dear Mr. Davenport:

Huitt-Zollars, Inc. (Huitt-Zollars) appreciates the opportunity to provide this proposal for scope changes to Brazoria County (County) and to separate the Quintana Beach Park Reconstruction Design into two packages (Project). Our proposal is based upon the following scope of services, compensation, and schedule and the terms and conditions in the existing contract with the PO No. 0002304888 executed on May 23, 2023.

PROJECT UNDERSTANDING:

Because of changes in available funding, the original scope for this contract has changed. Brazoria County has requested Huitt-Zollars prepare two separate sets of construction documents for two phases of work for the project. Based on work the County performed since the project was on hold, some changes and additions have occurred since the programming phase was presented on August 29, 2023.

Specific design details will be coordinated for each phase. Design for both phases will occur at once, and the second phase design will be held until funding is available to move forward. Huitt-Zollars will work closely with Brazoria County staff to make sure your preferences are incorporated into the design packages. The following phases are based on two scoping meetings held at Quintana Beach Park on February 21, 2024, March 19, 2024, and subsequent direction via the phone and email.

Phase 1 – There is \$3.5 million available for this phase. This phase will include the office / visitor center which includes the interpretive exhibit area with lighthouse observation area, staff restrooms, employee breakroom, and kitchen. On the programming documents, these sections are referred to as the Visitor Center and Exhibit Area Spaces and Headquarters and Administration Spaces. The storage under the building is no longer needed, and the building will be open underneath like the other buildings. This project must also include replacement of the main electrical service drop at the entrance of the park. The current panel is 6-foot by 4-foot. The proposed panel needs to be inside a cabinet that prevents water intrusion, and the panel must be stainless steel to withstand the elements.

Phase 2 – Phase 2 will include the extension of the RV sites and upgrading the electrical service per the original scope. It will also include design of the boardwalk (walkway), two large screened pavilions near the vegetation line, replacement of the ADA restroom at the cabins, and a roadway to the cabins with eight paved parking spaces. The pavilions do not need to be at the same height as the boardwalk. The new restroom can be a prefabricated unit. Brazoria County staff is familiar with the CXT Brand of prefab

restroom. They would like a men's and women's side of the new restroom with a keypad for entry. On each side of the new restroom, there should be one sink, one toilet, and one shower. Brazoria County staff estimates this phase will have construction costs in the \$5 million range.

Phase 3 – Phase 3 will include multi-purpose space / evacuation center with the kitchen, restrooms, and controlled access showers. On the programming, these areas are labeled Connector Space and Multi-Purpose Spaces (Temporary Evacuation Shelter). This phase will also include replacement of the septic system. Fees for design of this phase are not included in this proposal.

SCOPE OF SERVICES:

Additional Services

1. Create a color-coded phasing site plan demonstrating the anticipated phasing and scope of planned work. The phasing plan will show general areas of work and objectives and will not show construction drawing level of design detail. Final size and location of constructed elements may differ.
2. Perform additional survey for the new roadway, parking area, and cabin restrooms.
3. Prepare additional design work in Phase 2 for the new roadway, parking area, cabin restrooms, and electrical work.
4. Assist the County in the Bidding Process for Phase 2 (one additional phase compared to original scope). Scope items for bidding an additional phase will match original scope.
5. Provide Construction Administration Services for Phase 2 (one additional phase compared to original scope). Scope items for construction administration for additional phase will match original scope.

COMPENSATION:

The Basic and Additional Services above shall be completed for the following Lump Sum fees. These fees are based on Huitt-Zollars current FAR audited overhead and a 10% profit. Consultant costs include no markup.

The total contract amount is the same. Tasks have been added and modified to adjust for the revised scope. Tasks that are new or modified are marked below.

Task	HZ Labor	10% Profit	Consultant Cost (No Markup)	Total Lump Sum
Pre-Design	\$23,300.00	\$2,330.00		\$25,630.00
Site Plan (New)	\$8,290.00	\$830.00		\$9,120.00
Design Phase 1 (Revised)	\$161,090.00	\$16,110.00	\$17,800.00	\$195,000.00
Design Phase 2 (New)	\$81,909.00	\$8,191.00	\$15,200.00	\$105,300.00
Bidding Phase 1	\$7,963.63	\$796.37		\$8,760.00
Bidding Phase 2 (New)	\$7,920.00	\$880.00		\$8,800.00
Construction Administration Phase 1 (Revised)	\$53,636.00	\$5,364.00	\$6,000.00	\$65,000.00
Construction Administration Phase 2 (New)	\$13,636.00	\$1,364.00	\$5,000.00	\$20,000.00
Survey Services	\$11,472.73	\$1,147.27	\$7,780.00	\$20,400.00
Additional Survey (New)	\$8,106.00	\$814.00		\$8,920.00
Geotechnical Services			\$16,998.00	\$16,998.00
Reimbursable Expenses				\$15,000.00
Total				\$498,928.00

SCHEDULE:

The schedule for Phase 1 must be awarded to the Contractor by December 2024 based on the funding requirements. The two phases will be designed together. Phase 2 will be authorized for bidding and construction separately as funding becomes available.

AUTHORIZATION:

Should this proposal meet with your approval and acceptance, please return an amendment to our original County Agreement to our office by email to kmears@huitt-zollars.com for my signature. If you have any questions, please call me at 713-419-5583 (cell).

Sincerely,
Huitt-Zollars, Inc.



Katherine A. Mears, PE, ENV SP
 Vice President & Managing Principal