

EXHIBIT 1

PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECT OR ENGINEER FILE #5497

THIS AGREEMENT is made and entered into as of the 13th day of February, 2014, by and between the City of Denton, Texas, a Texas municipal corporation, with its principal office at 215 East McKinney Street, Denton, Denton County, Texas 76201, hereinafter called "Owner" and Nelson+Morgan Architects, Inc., with its corporate office at 2717 Wind River Lane, Suite 230, Denton, Texas 76210 hereinafter called "Design Professional," acting herein, by and through their duly authorized representatives.

In consideration of the covenants and agreements herein contained, the parties hereto do mutually agree as follows:

SECTION 1

EMPLOYMENT OF DESIGN PROFESSIONAL

The Owner hereby contracts with the Design Professional, a licensed Texas architect or engineer, as an independent contractor. The Design Professional hereby agrees to perform the services as described herein and in the Proposal, the General Conditions, and other attachments to this Agreement that are referenced in Section 3, in connection with the Project. The Project shall include, without limitation, architectural and engineering design services for the City of Denton's Fleet Services Facility Expansion project, as fully described in the proposal, herein attached as Attachment A.

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SECTION 2 COMPENSATION

The Owner shall compensate the Design Professional as follows:

2.1 BASIC SERVICES

2.1.1 For Basic Services the total compensation shall not exceed the following services:

Basic Professional Services	\$11,800.00
MEP	\$ 4,680.00
Structural	\$ 3,600.00
Civil	\$ 3,000.00
TAS	\$ 1,260.00

2.1.2 Progress payments for Basic Services shall be paid based upon the Design Professional estimate of the percentage of the work effort that has been completed.

2.2 ADDITIONAL SERVICES

2.2.1 Compensation for Additional Services, see Attachment A, Section IV, Subsection 2, which includes the fee/rate schedule.

2.2.2 Compensation for Additional Services of consultants, including additional structural, mechanical and electrical engineering services shall be based on a multiple of 1.20 times the amounts billed to the Design Professional for such additional services.

2.2.3 Compensation for Texas Accessibility Standards (TAS) Project Registration/Review shall not exceed \$1,260.

2.3 **REIMBURSABLE EXPENSES** Reimbursable Expenses shall be a multiple of 1.20 times the expenses incurred by the Design Professional, the Design Professional's employees and consultants in the interest of the Project as defined in the General Conditions but not to exceed a total of \$500 without the prior written approval of the Owner.

2.4 **TOTAL COMPENSATION** The total comprehensive not-to-exceed amount for this agreement shall be \$24,840.

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SECTION 3
ENTIRE AGREEMENT

This Agreement includes this executed agreement and the following documents all of which are attached hereto and made a part hereof by reference as if fully set forth herein:

1. City of Denton General Conditions to Agreement for Architectural or Engineering Services.
2. The Design Professional's Proposal

This Agreement is signed by the parties hereto effective as of the date first above written.

CITY OF DENTON

BY: C. Longo, Buyer
PURCHASING

DESIGN FIRM

BY: Am
FIRM'S OFFICER/REPRESENTATIVE
(SIGNATURE)

WITNESS:

BY: _____

EXHIBIT 1
CITY OF DENTON
GENERAL CONDITIONS
TO

AGREEMENT FOR ARCHITECTURAL OR ENGINEERING SERVICES

ARTICLE 1. ARCHITECT OR ENGINEER'S RESPONSIBILITIES

1.1 The Architect or Engineer's services consist of those services for the Project (as defined in the agreement (the "Agreement") and proposal (the "Proposal") to which these General Conditions are attached) performed by the Architect or Engineer (hereinafter called the "Design Professional") or Design Professional's employees and consultants as enumerated in Articles 2 and 3 of these General Conditions as modified by the Agreement and Proposal (the "Services").

1.2 The Design Professional will perform all Services as an independent contractor to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions, including reasonable, informed judgments and prompt timely actions (the "Degree of Care"). The Services shall be performed as expeditiously as is consistent with the Degree of Care necessary for the orderly progress of the Project. Upon request of the Owner, the Design Professional shall submit for the Owner's approval a schedule for the performance of the Services which may be adjusted as the Project proceeds, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule and approved by the Owner shall not, except for reasonable cause, be exceeded by the Design Professional or Owner, and any adjustments to this schedule shall be mutually acceptable to both parties.

ARTICLE 2 SCOPE OF BASIC SERVICES

2.1 BASIC SERVICES DEFINED The Design Professional's Basic Services consist of those described in Sections 2.2 through 2.6 of these General Conditions and include normal structural, civil, mechanical and electrical engineering services to produce a complete and accurate set of Construction Documents, as described by and required in Section 2.4. The Basic Services may be modified by the Agreement.

2.2 SCHEMATIC DESIGN PHASE

2.2.1 The Design Professional shall provide a preliminary evaluation of the Owner's program, construction schedule and construction budget requirements, each in terms of the other, subject to the limitations set forth in Subsection 5.2.1.

2.2.2 Based on the mutually agreed-upon program, schedule and construction budget requirements, the Design Professional shall prepare, for approval by the Owner, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components. The Schematic Design shall contemplate compliance with all applicable laws, statutes, ordinances, codes and regulations.

2.3 DESIGN DEVELOPMENT PHASE

2.3.1 Based on the approved Schematic Design Documents and any adjustments authorized by the Owner in the program, schedule or construction budget, the Design Professional shall prepare for approval by the Owner, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate, which shall comply with current interpretation of laws, statutes, ordinances, codes and regulations relating to this project. Notwithstanding Owner's approval of the documents, Design Professional represents that the Documents and specifications will be sufficient and adequate to fulfill the purposes of the Project.

2.4 CONSTRUCTION DOCUMENTS PHASE

2.4.1 Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the Owner, the Design Professional shall prepare, for approval by the Owner, Construction Documents consisting of Drawings and Specifications setting forth in detail requirements for the construction of the Project, which shall comply with all applicable laws, statutes, ordinances, codes and regulations.

2.4.2 The Design Professional shall assist the Owner in the preparation of the necessary bidding or procurement information, bidding or procurement forms, the Conditions of the contract, and the form of Agreement between the Owner and contractor.

2.4.3 The Design Professional shall advise the Owner of any adjustments to previous preliminary estimates of Construction Cost indicated by changes in requirements or general market conditions.

2.4.4 The Design Professional shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

2.5 CONSTRUCTION CONTRACT PROCUREMENT

2.5.1 The Design Professional, following the Owner's approval of the Construction Documents and of the latest preliminary detailed estimate of Construction Cost, shall assist the Owner in procuring a construction contract for the Project through any procurement method that is legally applicable to the Project including without limitation, the competitive sealed bidding process. Although the Owner will consider the advice of the Design Professional, the award of the construction contract is in the sole discretion of the Owner.

2.5.2 If the construction contract amount for the Project exceeds the total construction cost of the Project as set forth in the approved Detailed Statement of Probable Construction Costs of the Project submitted by the Design Professional, then the Design Professional, at its sole cost and expense, will revise the Construction Documents as may be required by the Owner to reduce or modify the quantity or quality of the work so that the total construction cost of the Project will not exceed the total construction cost set forth in the approved Detailed Statement of Probable Construction Costs.

2.6 CONSTRUCTION PHASE - ADMINISTRATION OF THE CONSTRUCTION CONTRACT

2.6.1 The Design Professional's responsibility to provide Basic Services for the Construction Phase under this Agreement commences with the award of the Contract for Construction and terminates at the issuance to the Owner of the final Certificate for Payment, unless extended under the terms of Subsection 8.3.2.

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2.6.2 The Design Professional shall provide detailed administration of the Contract for Construction as set forth below. For design professionals the administration shall also be in accordance with AIA document A201, General Conditions of the Contract for Construction, current as of the date of the Agreement as may be amended by the City of Denton special conditions, unless otherwise provided in the Agreement. For engineers the administration shall also be in accordance with the Standard Specifications for Public Works Construction by the North Central Texas Council of Governments, current as of the date of the Agreement, unless otherwise provided in the Agreement.

2.6.3 Construction Phase duties, responsibilities and limitations of authority of the Design Professional shall not be restricted, modified or extended without written agreement of the Owner and Design Professional.

2.6.4 The Design Professional shall be a representative of and shall advise and consult with the Owner (1) during construction, and (2) at the Owner's direction from time to time during the correction, or warranty period described in the Contract for Construction. The Design Professional shall have authority to act on behalf of the Owner only to the extent provided in the Agreement and these General Conditions, unless otherwise modified by written instrument.

2.6.5 The Design Professional shall observe the construction site at least one time a week, while construction is in progress, and as reasonably necessary while construction is not in progress, to become familiar with the progress and quality of the work completed and to determine if the work is being performed in a manner indicating that the work when completed will be in accordance with the Contract Documents. Design Professional shall provide Owner a written report subsequent to each on-site visit. On the basis of on-site observations the Design Professional shall keep the Owner informed of the progress and quality of the work, and shall exercise the Degree of Care and diligence in discovering and promptly reporting to the Owner any observable defects or deficiencies in the work of Contractor or any subcontractors. The Design Professional represents that he will follow Degree of Care in performing all Services under the Agreement. The Design Professional shall promptly correct any defective designs or specifications furnished by the Design Professional at no cost to the Owner. The Owner's approval, acceptance, use of or payment for all or any part of the Design Professional's Services hereunder or of the Project itself shall in no way alter the Design Professional's obligations or the Owner's rights hereunder.

2.6.6 The Design Professional shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. The Design Professional shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents except insofar as such failure may result from Design Professional's negligent acts or omissions. The Design Professional shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the work.

2.6.7 The Design Professional shall at all times have access to the work wherever it is in preparation or progress.

2.6.8 Except as may otherwise be provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall communicate through the Design Professional. Communications by and with the Design Professional's consultants shall be through the Design Professional.

2.6.9 Based on the Design Professional's observations at the site of the work and evaluations of the Contractor's Applications for Payment, the Design Professional shall review and certify the amounts due the Contractor.

2.6.10 The Design Professional's certification for payment shall constitute a representation to the Owner, based on the Design Professional's observations at the site as provided in Subsection 2.6.5 and on the data comprising the Contractor's Application for Payment, that the work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Design Professional. The issuance of a Certificate for Payment shall further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment shall not be a representation that the Design Professional has (1) reviewed construction means, methods, techniques, sequences or procedures, or (2) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

2.6.11 The Design Professional shall have the responsibility and authority to reject work which does not conform to the Contract Documents. Whenever the Design Professional considers it necessary or advisable for implementation of the intent of the Contract Documents, the Design Professional will have authority to require additional inspection or testing of the work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Design Professional nor a decision made in good faith either to exercise or not exercise such authority shall give rise to a duty or responsibility of the Design Professional to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons performing portions of the work.

2.6.12 The Design Professional shall review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples for the purpose of (1) determining compliance with applicable laws, statutes, ordinances and codes; and (2) determining whether or not the work, when completed, will be in compliance with the requirements of the Contract Documents. The Design Professional shall act with such reasonable promptness to cause no delay in the work or in the construction of the Owner or of separate contractors, while allowing sufficient time in the Design Professional's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractor, all of which remain the responsibility of the Contractor to the extent required by the Contract Documents. The Design Professional's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Design Professional, of construction means, methods, techniques, sequences or procedures. The Design Professional's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, the Design Professional shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

2.6.13 The Design Professional shall prepare Change Orders and Construction Change Directives, with supporting documentation and data if deemed necessary by the Design Professional as provided in Subsections 3.1.1 and 3.3.3, for the Owner's approval and execution in accordance with the Contract Documents, and may authorize minor changes in the work not involving an adjustment in the Contract Sum or an extension of the Contract Time which are not inconsistent with the intent of the Contract Documents.

2.6.14 On behalf of the Owner, the Design Professional shall conduct inspections to determine the dates of Substantial Completion and Final Completion, and if requested by the Owner shall issue Certificates of Substantial and Final Completion. The Design Professional will receive and review written guarantees and related documents required by the Contract for Construction to be assembled by the Contractor and shall issue a final certificate for Payment upon compliance with the requirements of the Contract Documents.

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2.6.15 The Design Professional shall interpret and provide recommendations on matters concerning performance of the Owner and Contractor under the requirements of the Contract Documents on written request of either the Owner or Contractor. The Design Professional's response to such requests shall be made with reasonable promptness and within any time limits agreed upon.

2.6.16 Interpretations and decisions of the Design Professional shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Design Professional shall endeavor to secure faithful performance by both Owner and Contractor, and shall not be liable for results or interpretations or decisions so rendered in good faith in accordance with all the provisions of this Agreement and in the absence of negligence.

2.6.17 The Design Professional shall render written decisions within a reasonable time on all claims, disputes or other matters in question between the Owner and Contractor relating to the execution or progress of the work as provided in the Contract Documents.

2.6.18 The Design Professional (1) shall render services under the Agreement in accordance with the Degree of Care; (2) will reimburse the Owner for all damages caused by the defective designs the Design Professional prepares; and (3) by acknowledging payment by the Owner of any fees due, shall not be released from any rights the Owner may have under the Agreement or diminish any of the Design Professional's obligations thereunder.

2.6.19 The Design Professional shall provide the Owner with four sets of reproducible prints showing all significant changes to the Construction Documents during the Construction Phase.

ARTICLE 3 ADDITIONAL SERVICES

3.1 GENERAL

3.1.1 The services described in this Article 3 are not included in Basic Services unless so identified in the Agreement or Proposal, and they shall be paid for by the Owner as provided in the Agreement, in addition to the compensation for Basic Services. The services described under Sections 3.2 and 3.4 shall only be provided if authorized or confirmed in writing by the Owner. If services described under Contingent Additional Services in Section 3.3 are required due to circumstances beyond the Design Professional's control, the Design Professional shall notify the Owner in writing and shall not commence such additional services until it receives written approval from the Owner to proceed. If the Owner indicates in writing that all or part of such Contingent Additional Services are not required, the Design Professional shall have no obligation to provide those services. Owner will be responsible for compensating the Design Professional for Contingent Additional Services only if they are not required due to the negligence or fault of Design Professional.

3.3 CONTINGENT ADDITIONAL SERVICES

3.3.1 Making material revisions in Drawings, Specifications or other documents when such revisions are:

1. inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in the Owner's program or Project budget;
2. required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents, or
3. due to changes required as a result of the Owner's failure to render decision in a timely manner.

3.3.2 Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, or the Owner's schedule, except for services required under Subsection 2.5.2.

3.3.3 Preparing Drawings, Specifications and other documentation and supporting data, and providing other services in connection with Change Orders and Construction Change Directives.

3.3.4 Providing consultation concerning replacement of work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such work.

3.3.5 Providing services made necessary by the default of the Contractor, by major defects or deficiencies in the work of the Contractor, or by failure of performance of either the Owner or Contractor under the Contract for Construction.

3.3.6 Providing services in evaluating an extensive number of claims submitted by the Contractor or others in connection with the work.

3.3.7 Providing services in connection with a public hearing, arbitration proceeding or legal proceeding except where the Design Professional is party thereto.

3.3.8 Providing services in addition to those required by Article 2 for preparing documents for alternate, separate or sequential bids or providing services in connection with bidding or construction prior to the completion of the Construction Documents Phase.

3.3.9 Notwithstanding anything contained in the Agreement, Proposal or these General Conditions to the contrary, all services described in this Article 3 that are caused or necessitated in whole or in part due to the negligent act or omission of the Design Professional shall be performed by the Design Professional as a part of the Basic Services under the Agreement with no additional compensation above and beyond the compensation due the Design Professional for the Basic Services. The intervening or concurrent negligence of the Owner shall not limit the Design Professional's obligations under this Subsection 3.3.9.

3.4 OPTIONAL ADDITIONAL SERVICES

3.4.1 Providing financial feasibility or other special studies.

3.4.2 Providing planning surveys, site evaluations or comparative studies of prospective sites.

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- 3.4.3 Providing special surveys, environmental studies and submissions required for approvals of governmental authorities or others having jurisdiction over the Project.
- 3.4.4 Providing services relative to future facilities, systems and equipment.
- 3.4.5 Providing services to investigate existing conditions or facilities or to make measured drawings thereof.
- 3.4.6 Providing services to verify the accuracy of drawings or other information furnished by the Owner.
- 3.4.7 Providing coordination of construction performed by separate contractors or by the Owner's own forces and coordination of services required in connection with construction performed and equipment supplied by the Owner.
- 3.4.8 Providing detailed quantity surveys or inventories of material, equipment and labor.
- 3.4.9 Providing analyses of operating and maintenance costs.
- 3.4.10 Making investigations, inventories of materials or equipment, or valuations and detailed appraisals of existing facilities.
- 3.4.12 Providing assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance and consultation during operation.
- 3.4.13 Providing interior design and similar services required for or in connection with the selection, procurement or installation of furniture, furnishings and related equipment.
- 3.4.14 Providing services other than as provided in Section 2.6.4, after issuance to the Owner of the final Certificate for Payment and expiration of the Warranty period of the Contract for Construction.
- 3.4.15 Providing services of consultants for other than architectural, civil, structural, mechanical and electrical engineering portions of the Project provided as a part of Basic Services.
- 3.4.16 Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.
- 3.4.17 Preparing a set of reproducible record drawings in addition to those required by Subsection 2.6.19, showing significant changes in the work made during construction based on marked-up prints, drawings and other data furnished by the Contractor to the Design Professional.
- 3.4.18 Notwithstanding anything contained in the Agreement, Proposal or these General Conditions to the contrary, all services described in this Article 3 that are caused or necessitated in whole or in part due to the negligent act or omission of the Design Professional shall be performed by the Design Professional as a part of the Basic Services under the Agreement with no additional compensation above and beyond the compensation due the Design Professional for the Basic Services. The intervening or concurrent negligence of the Owner shall not limit the Design Professional's obligations under this Subsection 3.4.18.

ARTICLE 4 OWNER'S RESPONSIBILITIES

- 4.1 The Owner shall consult with the Design Professional regarding requirements for the Project, including (1) the Owner's objectives, (2) schedule and design constraints and criteria, including space requirements and relationships, flexibility, expendability, special equipment, systems and site requirements, as more specifically described in Subsection 2.2.1.
- 4.2 The Owner shall establish and update an overall budget for the Project, including the Construction Cost, the Owner's other costs and reasonable contingencies related to all of these costs.
- 4.3 If requested by the Design Professional, the Owner shall furnish evidence that financial arrangements have been made to fulfill the Owner's obligations under this Agreement.
- 4.4 The Owner shall designate a representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Design Professional in order to avoid unreasonable delay in the orderly and sequential progress of the Design Professional's services.
- 4.5 Where applicable, the Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark.
- 4.6 Where applicable, the Owner shall furnish the services of geotechnical engineers when such services are requested by the Design Professional. Such services may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, including necessary operations for anticipating sub-soil conditions, with reports and appropriate professional recommendations.
- 4.6.1 The Owner shall furnish the services of other consultants when such services are reasonably required by the scope of the Project and are requested by the Design Professional and are not retained by the Design Professional as part of its Basic Services or Additional Services.
- 4.7 When not a part of the Additional Services, the Owner shall furnish structural, mechanical, chemical, air and water pollution tests, tests of hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.

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4.8 The Owner shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services the Owner may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor has used the money paid by or on behalf of the Owner.

4.9 The services, information, surveys and reports required by Owner under Sections 4.5 through 4.8 shall be furnished at the Owner's expense, and the Design Professional shall be entitled to rely upon the accuracy and completeness thereof in the absence of any negligence on the part of the Design Professional.

4.10 The Owner shall give prompt written notice to the Design Professional if the Owner becomes aware of any fault or defect in the Project or nonconformance with the Contract Documents.

4.11 Design Professional shall propose language for certificates or certifications to be requested of the Design Professional or Design Professional's consultants and shall submit such to the Owner for review and approval at least fourteen (14) days prior to execution. The Owner agrees not to request certifications that would require knowledge or services beyond the scope of the Agreement.

ARTICLE 5 CONSTRUCTION COST

5.1 CONSTRUCTION COST DEFINED

5.1.1 The Construction Cost shall be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Design Professional.

5.1.2 The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Design Professional, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the work during construction.

5.1.3 Construction Cost does not include the compensation of the Design Professional and Design Professional's consultants, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Owner as provided in Article 4.

5.2 RESPONSIBILITY FOR CONSTRUCTION COST

5.2.1 Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost prepared by the Design Professional represent the Design Professional's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Design Professional nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Design Professional cannot and does not warrant or represent that bids or cost proposals will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by the Design Professional.

5.2.2 No fixed limit of Construction Cost shall be established as a condition of the Agreement by the furnishing, proposal or establishment of a Project budget, unless such fixed limit has been agreed upon in writing and signed by the parties thereto. If such a fixed limit has been established, the Design Professional shall be permitted to include contingencies for design, bidding and price escalation, to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, to make reasonable adjustments in the scope of the Project and to include in the Contract Documents alternate bids to adjust the Construction Cost to the fixed limit. Fixed limits, if any, shall be increased in the amount of an increase in the Contract Sum occurring after execution of the Contract for Construction.

5.2.3 If the Procurement Phase has not commenced within 90 days after the Design Professional submits the Construction Documents to the Owner, any Project budget or fixed limit of Construction Cost shall be adjusted to reflect changes in the general level of prices in the construction industry between the date of submission of the Construction Documents to the Owner and the date on which proposals are sought.

ARTICLE 6 OWNERSHIP AND USE OF DOCUMENTS

6.1 The Drawings, Specifications and other documents prepared by the Design Professional for this Project are instruments of the Design Professional's service and shall become the property of the Owner upon termination or completion of the Agreement. The Design Professional is entitled to retain copies of all such documents. Such documents are intended only be applicable to this Project, and Owner's use of such documents in other projects shall be at Owner's sole risk and expense. In the event the Owner uses any of the information or materials developed pursuant to the Agreement in another project or for other purposes than are specified in the Agreement, the Design Professional is released from any and all liability relating to their use in that project

6.2 Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Design Professional's reserved rights.

ARTICLE 7 TERMINATION, SUSPENSION OR ABANDONMENT

7.1 The Design Professional may terminate the Agreement upon not less than thirty days written notice should the Owner fail substantially to perform in accordance with the terms of the Agreement through no fault of the Design Professional. Owner may terminate the Agreement or any phase thereof with or without cause upon thirty (30) days prior written notice to the Design Professional. All work and labor being performed under the Agreement shall cease immediately upon Design Professional's receipt of such notice. Before the end of the thirty (30) day period, Design Professional shall invoice the Owner for all work it satisfactorily performed prior to the receipt of such notice. No amount shall be due for lost or anticipated profits. All plans, field surveys, and other data related to the Project shall become property of the Owner upon termination of the Agreement and shall be promptly delivered to the Owner in a reasonably organized form. Should Owner subsequently contract with a new Design Professional for continuation of services on the Project, Design Professional shall cooperate in providing information.

7.2 If the Project is suspended by the Owner for more than 30 consecutive days, the Design Professional shall be compensated for services satisfactorily performed prior to notice of such suspension. When the Project is resumed, the Design Professional's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the Design Professional's services.

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7.3 The Agreement may be terminated by the Owner upon not less than seven days written notice to the Design Professional in the event that the Project is permanently abandoned. If the Project is abandoned by the Owner for more than 90 consecutive days, the Design Professional or the Owner may terminate the Agreement by giving written notice.

7.4 Failure of the Owner to make payments to the Design Professional for work satisfactorily completed in accordance with the Agreement shall be considered substantial non-performance and cause for termination.

7.5 If the Owner fails to make payment to Design Professional within thirty (30) days of receipt of a statement for services properly and satisfactorily performed, the Design Professional may, upon seven days written notice to the Owner, suspend performance of services under the Agreement.

7.6 In the event of termination not the fault of the Design Professional, the Design Professional shall be compensated for services properly and satisfactorily performed prior to termination.

ARTICLE 8 PAYMENTS TO THE DESIGN PROFESSIONAL

8.1 DIRECT PERSONNEL EXPENSE

8.1.1 Direct Personnel Expense is defined as the direct salaries of the Design Professional's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

8.2 REIMBURSABLE EXPENSES

8.2.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Design Professional and Design Professional's employees and consultants in the interest of the Project, as identified in the following Clauses.

8.2.1.1 Expense of transportation in connection with the Project; expenses in connection with authorized out-of-town travel; long-distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.

8.2.1.2 Expense of reproductions (except the reproduction of the sets of documents referenced in Subsection 2.6.19), postage and handling of Drawings, Specifications and other documents.

8.2.1.3 If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates.

8.2.1.4 Expense of renderings, models and mock-ups requested by the Owner.

8.2.1.5 Expense of computer-aided design and drafting equipment time when used in connection with the Project.

8.2.1.6 Other expenses that are approved in advance in writing by the Owner.

8.3 PAYMENTS ON ACCOUNT OF BASIC SERVICES

8.3.1 Payments for Basic Services shall be made monthly and, where applicable, shall be in proportion to services performed within each phase of service, on the basis set forth in Section 2 of the Agreement and the schedule of work.

8.3.2 If and to the extent that the time initially established in the Agreement is exceeded or extended through no fault of the Design Professional, compensation for any services rendered during the additional period of time shall be computed in the manner set forth in Section 2 of the Agreement.

8.3.3 When compensation is based on a percentage of Construction Cost and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 2 of the Agreement based on (1) the lowest bona fide bid or (2) if no such bid or proposal is received, the most recent preliminary estimate of Construction Cost or detailed estimate of Construction Cost for such portions of the Project.

8.4 PAYMENTS ON ACCOUNT OF ADDITIONAL SERVICES

8.4.1 Payments on account of the Design Professional's Additional Services and for Reimbursable Expenses shall be made monthly within 30 days after the presentation to the Owner of the Design Professional's statement of services rendered or expenses incurred.

8.5 **PAYMENTS WITHHELD** No deductions shall be made from the Design Professional's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the work other than those for which the Design Professional is responsible.

8.6 **DESIGN PROFESSIONAL'S ACCOUNTING RECORDS** Design Professional shall make available to Owner or Owner's authorized representative records of Reimbursable Expenses and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense for inspection and copying during regular business hours for three years after the date of the final Certificate of Payment, or until any litigation related to the Project is final, whichever date is later.

ARTICLE 9 INDEMNITY

9.1 The Owner shall, to the fullest extent permitted by law, indemnify and hold harmless the Design Professional, his or her officers, directors, and employees from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Design Professional. In recognition of the relative potential risks and benefits of this project to both Owner and the Design Professional, the risks are allocated such that Owner agrees to the fullest extent permitted by law, to limit the liability of the Design Professional for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses resulting from any cause or causes, such that the total aggregate liability of the Design Professional to all those named shall not exceed the lesser of either the total fee for this project or twenty five thousand dollars (\$25,000.00).

EXHIBIT 1

9.2 Nothing herein shall be construed to create a liability to any person who is not a party to the Agreement, and nothing herein shall waive any of the parties' defenses, both at law or equity, to any claim, cause of action, or litigation filed by anyone not a party to the Agreement, including the defense of governmental immunity, which defenses are hereby expressly reserved.

ARTICLE 10 INSURANCE During the performance of the Services under the Agreement, Design Professional shall maintain the following insurance with an insurance company licensed or authorized to do business in the State of Texas by the State Insurance Commission or any successor agency that has a rating with Best Rate Carriers of at least an A- or above:

10.1 Comprehensive General Liability Insurance with bodily injury limits of not less than \$1,000,000 for each occurrence and not less than \$2,000,000 in the aggregate, and with property damage limits of not less than \$100,000 for each occurrence and not less than \$250,000 in the aggregate.

10.2 Automobile Liability Insurance with bodily injury limits of not less than \$500,000 for each person and not less than \$500,000 for each accident, and with property damage limits of not less than \$100,000 for each accident.

10.3 Worker's Compensation Insurance in accordance with statutory requirements, and Employers' Liability Insurance with limits of not less than \$100,000 for each accident including occupational disease.

10.4 Professional Liability Insurance with limits of not less than \$1,000,000 annual aggregate, and subject to the limitation of liability in Article 9.1.

10.5 The Design Professional shall furnish insurance certificates or insurance policies to the Owner evidencing insurance in compliance with this Article 10 at the time of the execution of the Agreement. The General Liability and Automobile Liability insurance policies shall name the Owner as an additional insured, the Workers' Compensation policy shall contain a waiver of subrogation in favor of the Owner, and each policy shall contain a provision that such insurance shall not be canceled or modified without thirty (30) days' prior written notice to Owner and Design Professional. In such event, the Design Professional shall, prior to the effective date of the change or cancellation, furnish Owner with substitute certificates of insurance meeting the requirements of this Article 10.

ARTICLE 11 MISCELLANEOUS PROVISIONS

11.1 The Agreement shall be governed by the laws of the State of Texas. Venue of any suit or cause of action under the Agreement shall lie exclusively in Denton County, Texas.

11.2 The Owner and Design Professional, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. The Design Professional shall not assign its interests in the Agreement without the written consent of the Owner.

11.3 The term Agreement as used herein includes the executed Agreement, the Proposal, these General Conditions and other attachments referenced in Section 3 of the Agreement which together represent the entire and integrated agreement between the Owner and Design Professional and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both Owner and Design Professional. When interpreting the Agreement the executed Agreement, Proposal, these General Conditions and the other attachments referenced in Section 3 of the Agreement shall to the extent that is reasonably possible be read so as to harmonize the provisions. However, should the provisions of these documents be in conflict so that they can not be reasonably harmonized, such documents shall be given priority in the following order:

1. The executed Agreement
2. Attachments referenced in Section 3 of the Agreement other than the Proposal
3. These General Provisions
4. The Proposal

11.4 Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Design Professional.

11.5 Upon receipt of prior written approval of Owner, the Design Professional shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Design Professional's promotional and professional materials. The Design Professional's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Design Professional in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Design Professional on the construction sign and in the promotional materials for the Project.

11.6 Approval by the Owner shall not constitute, nor be deemed a release of the responsibility and liability of the Design Professional, its employees, associates, agents, subcontractors, and subconsultants for the accuracy and competency of their designs or other work; nor shall such approval be deemed to be an assumption of such responsibility by the Owner for any defect in the design or other work prepared by the Design Professional, its employees, subcontractors, agents, and consultants.

11.7 All notices, communications, and reports required or permitted under the Agreement shall be personally delivered or mailed to the respective parties by depositing same in the United States mail to the address shown below signature block on the Agreement, certified mail, return receipt requested, unless otherwise specified herein. All notices shall be deemed effective upon receipt by the party to whom such notice is given, or within three (3) days after mailing.

11.8 If any provision of the Agreement is found or deemed by a court of competent jurisdiction to be invalid or unenforceable, it shall be considered severable from the remainder of the Agreement and shall not cause the remainder to be invalid or unenforceable. In such event, the parties shall reform the Agreement to replace such stricken provision with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

11.9 The Design Professional shall comply with all federal, state, and local laws, rules, regulations, and ordinances applicable to the work covered hereunder as they may now read or hereinafter be amended during the term of this Agreement.

11.10 In performing the Services required hereunder, the Design Professional shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, or physical handicap.

EXHIBIT 1

11.11 The captions of the Agreement are for informational purposes only, and shall not in any way affect the substantive terms or conditions of the Agreement.

11.12 Limitation of Liability: The Client, through its authorized representative, and NMA, have discussed their risks, rewards and benefits of the project and NMA's total fee for services. Neither NMA, nor their consultants, agents, or employees shall be jointly, severally or individually liable to Client in excess of twenty five thousand (\$25,000.00) by any act of omission, including breach of contract or negligence not amounting to willful or intentional wrong.

January 3, 2014

Mr. Dean Hartley
Director of Facilities Management
869 S. Woodrow
Denton, Texas 76205

RE: Fleet Services Facility Expansion
Professional Services Proposal

I. PROJECT SCOPE:

Nelson + Morgan, Architects are pleased to provide the following proposal for providing Professional Services relating to the referenced project. It is our intent to provide normal architectural, structural, mechanical and electrical design services specific to the project requirements. Our understanding of the general scope of work is as follows:

1. Development of the construction documents for an expansion to the existing fleet services facility located at the Denton Service Center, 804 Texas Street, Denton, Texas 76209.
 - Project scope is to provide two new service bays to the north side of the existing facility, specifically designed to accommodate CNG fueled vehicles.
 - Service bays will be sized and generally configured to match the adjacent fleet service bays.
 - Existing wash bay and roof structure will be removed to allow for expansion of new service bays.
 - Approximate size will be 26' x 110' (2860 sf).
 - NMA and sub-consultants will incorporate code required and any owner directed specific CNG design features.
2. Project Budget for this Project is not known at this time.
3. Professional Services:
 - NMA will provide plans and specifications to obtain construction bids and construction permits.
 - NMA will provide professional assistance in preparing Bidding documents and Construction Administration.
 - Project will be designed to meet the IBC 2009 and related City of Denton codes and ordinances and Texas Accessibility Standards.
4. NMA proposes the following sub-consultants into the design team on this project:
 - Structural and foundation: Lobsinger and Potts, Structural Engineers (LPSE).
 - Mechanical and Electrical Engineering: Hergenrether Penner McGuire and Burkett Consulting Engineers, Inc. (HPMB)
 - TAS Plan Review and Registered Accessibility Specialist; Jeff Gutknecht
 - Civil Engineering; Allison Engineering Group (AEG); work scope limited to immediate site drainage and general grading. AEG will provide a topographic survey of the immediate area (up to 100' around building for site drainage and paving modifications only.)
5. Services not included are:
 - Civil Engineering. It is assumed that no additional civil engineering related to the drainage, detention, utility extensions or modifications, platting or zoning will be necessary. If it is determined that the additional services of a Civil Engineer will be necessary, these will be provided under Additional Services as stated below.

EXHIBIT 1

- Landscape Design: the project scope will not require the services of a landscape design/architect.
- Soils Investigation; Services for a geotechnical survey are not included in our basic services, but will be necessary for foundation design. NMA can provide these services as an additional service if desired.

Professional Services are more fully described below.

II. BASIC SERVICES

The following is a brief list of Professional Services that we anticipate will be required and propose to provide. This is not intended to limit our scope of service, but to generally define and explain our intent to provide professional services necessary for the successful completion of the project. Basic Services are those services outlined under Section II of this Agreement. The services outlined in Section II shall be provided on a fee basis as outlined under the Section IV - Professional Fees portion of this agreement.

- NMA will provide preliminary site visits and interviews with management and key personnel to establish full project scope and needs.
- Field measure building.
- Review of Owner provided drawings and supporting documents (if any).
- Coordinate the following professional services and design elements:
 - Architectural design and project coordination
 - Structural Engineering
 - Mechanical Engineering
 - Civil Engineering
- Drawings and supporting information that will be developed during this phase will include, but not be necessarily limited to the following:
 - Architectural floor plan.
 - Partition types.
 - Exterior elevations
 - Roof plan
 - Building and wall sections
 - Major interior elevations.
 - Reflected ceiling/lighting plan.
 - General Notes.
 - Preliminary details.
 - Room finishes & door schedules.
 - Preliminary mechanical, electrical and plumbing plans and details.
 - Preliminary structural plans and details.
 - Preliminary project specifications.
 - Meeting notes documenting the basic issues, resolutions and action items agreed to during this phase.
- Time frame for this phase is anticipated to take approximately 4 weeks from approval of the proposal and receipt of a notice to proceed. This schedule could be accelerated based upon meeting coordination and preliminary design approvals, etc.

Preparation of Construction Documents.

Based on the provided preliminary design sketches, NMA will prepare the final drawings, details and specifications required to construct the Project. The Construction Documents Phase includes attendance by the Architect's personnel at meetings with the Client to coordinate the Work and review the Construction Documents and Opinion of Probable Cost. Any comments received from the Client during final review will be incorporated into the documents prior to bidding.

EXHIBIT 1

- Development of all design elements into a detailed and coordinated construction contract package consisting of plans, details and specifications
- Governmental and regulatory review assistance
- Time frame for this phase is anticipated to take approximately 4 weeks from approval of the design development phase.

Assistance during Bidding and Contract Negotiations

- Provide plans and specifications to Materials Management Department for project advertising and bidding. Printing expenses to be reimbursed.
- Assist City of Denton in the advertisement of plans
- Answer contractor questions during bidding phase
- Review substitution requests.
- Prepare and issue any necessary addenda.

Construction Administration

Once the successful Contractor is given notice to proceed, the Architect will provide the following *Contract Administration* phase services:

- Schedule and attend a Pre-Construction conference with General Contractor and key sub-contractors.
- Submittal reviews.
- Review substitution requests from the Contractor for materials or products which become unavailable during construction due to circumstances beyond the Contractor's control.
- Finishes and color selection and recommendations
- Provide site visits as deemed necessary by the Architect and his consultants (unless it is determined that no work is being performed at the site) to review the Work in an effort to determine, in general, whether or not it is being constructed in accordance with the *Construction Documents*.
- Attend construction progress meetings at the site. (Frequency to be determined with Owner and Contractor at Pre-Construction meeting. For proposal purposes, a total of 12 site visits have been included. Any additional can be provided as an Additional Service.)
- Review Contractor's schedule and advise Client of construction progress.
- Payment Certification
- Testing and material inspection
- Interpretations and decisions
- Prepare punch lists for the Project.
- Establish dates of Substantial and Final Completion and prepare certificates for same.
- Coordinate project close out and receipt of warranty & maintenance binders from the Contractor.

III.SUPPLEMENTAL SERVICES:

Nelson + Morgan, Architects will provide any supplemental services as deemed necessary by Project requirements or Client. These may include additional extensive architectural, structural or civil engineering or design revisions, mechanical, electrical or acoustical engineering services, Environmental analysis or testing. *Supplemental Services* shall be provided by the Architect, when requested by the Client, on an hourly or negotiated fee basis in addition to the fees charged for *Basic Services* Fees for any supplemental services will receive a 20% mark-up for handling and coordination.

IV.PROFESSIONAL FEES

1. Basic Services: Professional fees for items identified above in Section II, Basic Services shall be based on a **total of the fees listed below**. These fees shall be invoiced on as "as completed" basis for each part.

EXHIBIT 1

Texas Accessibility Standards: NMA shall register the proposed project with the Texas Department of Licensing and Regulation as required by the TAS code. NMA will also submit the plans and specifications required under Section 469.101 of the TAS code for review and approval by a registered Accessibility Specialist.

2. Additional Services, if required, shall be provided on an hourly basis at the following hourly rates.

Principal	\$150.00/hr.
Associate	\$95.00/hr.
Project Manager	\$85.00/hr.
Project Architect	\$87.50/hr.
Interior Designer	\$75.00/hr.
Project Coordinator	\$75.00/hr.
Staff Architect/Intern	\$67.50/hr.
Clerical	\$42.50/hr.
Consultants	Cost plus 20%

3. Reimbursable expenses constitute expenses incurred on the Client's behalf by Nelson + Morgan, Architects and NMA's consultants directly related to the Project, as follows:

- Printing, reproductions, plots, standard form documents;
- Postage, handling and delivery;
- Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;
- All taxes levied on professional services and on reimbursable expenses; and
- Other similar Project-related expenditures.

Reimbursable expenses will receive a 20% mark-up for handling and coordination. For your convenience, we suggest that you budget \$500.00 for these expenses, exclusive of any submittal or filing fees.

V. Fee Summary:

FEE SUMMARY	
Basic Services	\$ 11,800.00
MEP	\$ 4,680.00
Structural	\$ 3,600.00
Civil	\$ 3,000.00
TAS	\$ 1,260.00
Additional Services	
Reimbursable	\$ 500.00
TOTAL	\$ 24,840.00

EXHIBIT 1

VI. PROFESSIONAL REGISTRATION:

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, Phone: 512/305-9000, has jurisdiction over individuals licensed under the Architects Registration Law, Article 249A, VTCS, and under the Interior Designer's Registration Law, Article 249E, VTCS.

VII. OTHER CONDITIONS

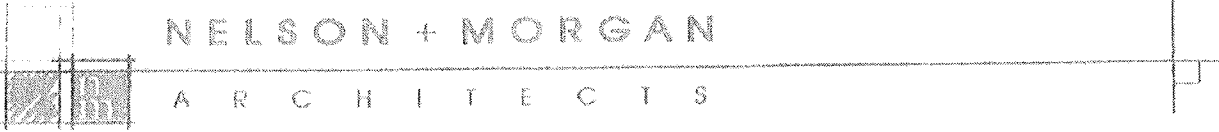
Nelson + Morgan, Architects Terms and Conditions page shall be a part of this agreement.

Please acknowledge your acceptance of this proposal for the above work. I look forward to working with you. Should you have any further questions, please feel free to give me a call at your convenience.



ALAN F. NELSON, Architect
Nelson + Morgan, Architects

AMENDMENT 1



August 27, 2015

Accounts Payable
215 E. McKinney Street
Denton, Texas 76201-4299

RE: DME Fleet Services
Purchase Order #166997
NMA Invoice No. 14004-4 revised

INVOICE # Services thru August 18, 2015

PHASE	FEE AMOUNT	% COMPLETE	TOTAL	PREVIOUS	CURRENT DUE
BASIC SERVICES					
Construction Doc	80% \$ 9,440.00	100%	\$ 9,440.00	\$ 9,440.00	\$ -
Bid/Negotiation	5% \$ 590.00	100%	\$ 590.00	\$ -	\$ 590.00
Construction Admin	15% \$ 1,770.00			\$ -	
TOTAL	100% \$ 11,800.00	85%	\$ 10,030.00	\$ 9,440.00	\$ 590.00
Architectural Additional Services					\$ 7,690.00
CONSULTANT COORDINATION					
Civil	Land \$ 3,600.00		\$ 3,600.00	\$ 3,000.00	\$ -
MEP	HBMB \$ 4,680.00		\$ 4,680.00	\$ 4,680.00	\$ 2,000.00
sub-con Markup	20%				\$ 400.00
Structural	LPSE 3,600.00		\$ 3,600.00	\$ 3,600.00	\$ 900.00
sub-con Markup	20%				\$ 180.00
TAS Project Registration	Gut \$ 210.00		\$ 210.00	\$ 210.00	\$ -
TAS Plan review	Gut \$ 1,050.00	100%	\$ 1,050.00	\$ 1,050.00	\$ -
Bldg Code Consult	BOCS \$ 850.00			\$ 370.00	
Allison Eng. (sewer plan)	\$ 3,048.11			\$ 3,048.11	\$ 5,372.59
sub-con Markup	20%			\$ 609.63	\$ 1,074.52
REIMBURSABLE EXPENSES (Article 11.8)					
Copies/Prints	\$ 500.00			\$ 118.47	\$ 185.76
Markup	20%			\$ 23.70	\$ 37.16
Predesign application	\$ 250.00		\$ 250.00	\$ 250.00	\$ -
Markup	20%			\$ 50.00	\$ -
Postage/Delivery					\$ -10.85
(CREDIT for sales tax on invoice #14004-4)					
TOTAL DUE					\$ 18,419.18

Summary	Current Inv	Previous Inv.	TOTAL Inv
Fee	\$ 8,280.00	\$ 9,440.00	\$ 17,720.00
Consultants	\$ 9,927.11	\$ 16,611.74	\$ 26,538.85
Reimbursable	\$ 212.07	\$ 442.17	\$ 654.24
TOTAL	\$ 18,419.18	\$ 26,493.91	\$ 44,913.09

blue Original Contract
orange Additional Services
green AMOUNT DUE

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Alan F. Nelson, Architect
Nelson + Morgan Architects Inc.

OK to pay DY

AMENDMENT 1



INVOICE

Date: August 14, 2015

Project: DME Fleet Services
Purchase Order No. 166997

RE: Additional Architectural Services

James Beckett (Nov. 2014-June 2015) 64 hours / \$ 85	\$ 5440.00
Alan Nelson (Nov. 2014-June 2015) 15 hours / \$150	<u>\$2250.00</u>
TOTAL	\$ 7690.00

If you have any questions, please contact me at your convenience.

Sincerely,

Alan Nelson
Nelson + Morgan Architects, Inc.

AMENDMENT 1



CONSULTING ENGINEERS, INC.
14004 RICHMOND ROAD, SUITE 100
DENTON, TEXAS 76210

Invoice

Invoice #: 2568
Invoice Date: 2/13/2015
Due Date: 3/15/2015
Project: H14068 Denton Fleet Services

Mail To:
Nelson + Morgan Architects
2717 Wind River Lane
Denton, TX 76210

Bill To:
Nelson + Morgan Architects
2717 Wind River Lane
Denton, TX 76210

Description	Proposal Amount	Prior Amount	Current Amount
Engineering Services:			
Extra Service: <u>Design add'l bay</u>	2,000.00		2,000.00
<hr/>			
Please remit payment to HPMB Consulting Engineers, inc.	Total		\$2,000.00
	Payments/Credits		\$0.00
	Balance Due		\$2,000.00

14004-RC

AMENDMENT 1

1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
Phone 817.488.9933 Fax 817.488.9937

INVOICE:

Invoice No.	15-0463
Invoice Date	4/21/15

Bill To:	
Company: Nelson Morgan Architects	Phone: 940.566.0266
Contact: Alan Nelson	Cell: 0
Address: 2717 Wind River Lane, Suite 230	Fax: 0
Denton, TX. 76210	Email: 0

Project Name: Fleet Services Addition
LPSE Project #: 15-0463

Location: Denton, TX

Qty	Scope	% Complete	Unit Price	TOTAL
1	Structural Design	100.00%	\$900.00	\$900.00

SubTotal	\$900.00
TOTAL	\$900.00

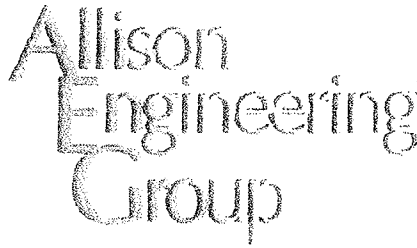
Payment is due 30 days after invoice date.
Please contact Cory Potts (contact information shown above) with any questions.
Additional amounts may be due from previous invoices.

Office Use Only:

14004-RC

AMENDMENT 1

4401 N. I 35
 Suite 102
 Denton, TX 76207
 Office: (940) 380-9453
 Fax: (940) 380-9431



Date 3/31/2015

Bill To

Nelson + Morgan Architects, Inc.
 Attn: Alan Nelson
 2717 Wind River Lane
 Suite 230
 Denton, TX 76210

Invoice # **8458**

Due Date 5/12/2015

Invoice

Project: NMA1402 - COD Fleet Services SS

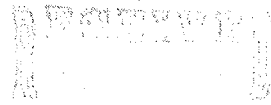
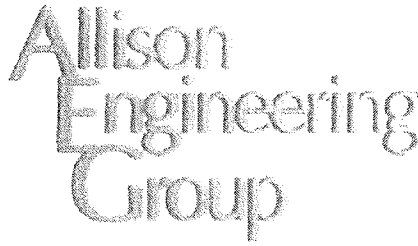
Task No.	Description	Fee Basis	Qty	Rate	Amount
	Site Grading and Drainage Plan and Sanitary Sewer Plan Adjustments and Coordination with Surveyor				
	Project Engineer	Hourly	5.00	115.00	575.00
	Senior Designer	Hourly	29.75	110.00	3,272.50
	Administrative Assistant	Hourly	1.00	65.00	65.00
	Subtotal - Labor				3,912.50
	Miscellaneous Expenses @ 5.5% of Labor			5.50%	215.19
	DIRECT EXPENSES				
	Printing & Reproduction	Reimbursable	0.00	1.00	0.00
We appreciate your business.			Total		\$4,127.69
			Payments/Credits		\$0.00
			Balance Due		\$4,127.69

"Planning Communities - Designing the Systems That Serve Them."

14004-RC

AMENDMENT 1

4401 N. I-35
 Suite 102
 Denton, TX 76207
 Office: (940) 380-9453
 Fax: (940) 380-9431



Date 4/30/2015

Bill To

Nelson + Morgan Architects, Inc.
 Attn: Alan Nelson
 2717 Wind River Lane
 Suite 230
 Denton, TX 76210

Invoice # **8482**

Due Date 5/30/2015

Invoice

Project:

NMA1402 - COD Fleef Services SS

Task No.	Description	Fee Basis	Qty	Rate	Amount
	For Services Rendered Through April 30, 2015 Revise Grading, Sanitary Sewer and Storm Sewer Design in accordance with new City comments.				
	Project Engineer	Hourly	3	115.00	345.00
	Senior Designer	Hourly	7	110.00	770.00
	Administrative Assistant	Hourly	1	65.00	65.00
	Subtotal - Labor				1,180.00
	Miscellaneous Expenses @ 5.5% of Labor			5.50%	64.90
	DIRECT EXPENSES				
	Printing & Reproduction	Reimbursable	0	1.00	0.00
We appreciate your business.				Total	\$1,244.90
				Payments/Credits	\$0.00
				Balance Due	\$1,244.90

"Planning Communities - Designing the Systems That Serve Them."

14004-2c

AMENDMENT 1

Premier Blueprinting
625 Fort Worth Drive # 210
Denton, TX 76201

Date: 7/9/2015
Invoice # 3546

Bill To
Nelson & Morgan Architects
2717 Wind River Lane # 200
Denton, TX 76210

Ship To
Nelson & Morgan Architects
2717 Wind River Lane
Denton, TX 76210

P.O. #
Terms Net 30

Ship Date 7/8/2015
Due Date 8/8/2015
Other

Item	Description	Qty	Price	Amount
24 X 36 Plain ...	Fleet Services 3 sets	120	1.44	165.76T

Premier Blueprinting
david@premier-blueprint.com

940-223-6625

Subtotal	\$165.76
Sales Tax (8.25%)	\$15.28
Total	\$201.09
Payments/Credits	\$0.00
Balance Due	\$201.09

14004 - ec