

March 7, 2025
Kelly Ritchie, PhD
Head of School
Westlake Academy
2600 J T Ottinger Rd, Westlake, TX 76262

PROFESSIONAL SERVICES PROPOSAL FOR ADDITION AND RENOVATIONS TO WESTLAKE ACADEMY

Brown Reynolds Watford Architects are pleased to submit this professional services proposal for the Westlake Academy. Our proposed team, scope of services, project schedule, and compensation are described below.

PROJECT SCOPE AND BUDGET

We understand the scope of services involves renovation of the Westlake Academy and a Science and Art Addition. The project design will conform to all applicable city building codes, applicable Texas Education Agency requirements and the Texas Accessibility Standards. The project is anticipated to be constructed through a Competitive Sealed Proposal procurement process.

Anticipated project program is as follows:

- Demolition of and minor renovation to the existing Academy to repurpose the existing Science classrooms and reconfigure a portion of the Administration area to accommodate the Addition. The repurposed Science Classrooms to serve as a Maker Space as budget allows.
- An approximate 8,500 sf Addition including the following spaces:
 - Three High School Science Classrooms and support storage.
 - One High School Art Classroom and Kiln space.
 - Collaboration Area
 - Storm Shelter to shelter the occupants of the Addition if required by the Authority Having Jurisdiction
- Outdoor Learning Space
- Additional parking if required by the Authority Having Jurisdiction

Owner's budget for Construction Cost of Work is \$6,000,000 including Owner's Controlled Contingency.

PROJECT SCHEDULE

We anticipate that the project design will begin in the Spring of 2025 and construction will begin in the Summer of 2026.

PROJECT TEAM

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| • BRW Architects | Architect |
| - Anne Hildenbrand, AIA, ALEP, LEED AP BD+C | Principal-In-Charge |
| - Lisa W. Lamkin, FAIA, LE Fellow, LEED AP BD+C | Executive Principal |
| - Chris Sano, AIA, LEED AP BD+C | Design Principal |
| • Urban Strategy | Civil Engineering |
| - John Blacker | Principal |

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| • DRYTEC Moisture Protection Technology
- Liz Caballero | Roofing Consultant
President |
| • SMR Landscape Architects, Inc.
- Brian Adams, RLA | Landscape Architecture
Principal |
| • Hart Gaugler + Associates
- Brent Bartell, P.E. | Structural Engineering
Principal |
| • Salas O'Brien

- Keith Gassman, P.E. | Mechanical, Electrical, and Plumbing
Engineering and Technology Design
Principal |
| • CCM Construction Services
- John Coakley, CPE | Cost Estimating
Principal |

SCOPE OF SERVICES

Basic Services shall include work by the following disciplines:

- Architectural design.
- Structural engineering including structural design criteria and structural framing design. Cold-formed framing shall be a performance specification.
- Mechanical, electrical, and plumbing engineering, including mechanical HVAC and controls, electrical power and lighting, plumbing domestic water, sanitary, and gas. Fire sprinkler and fire alarm system shall be a performance specification.
- Technology design including Security, AV, and Data.
- Civil engineering including paving, grading, drainage, water and sanitary sewer plan, dimension control, erosion control, and storm water management / detention as approved by the owner and city.
- Landscape design including irrigation performance system specification as required by Governing Authorities.
- TDLR TAS (Texas Accessibility Standards) plan review and site inspection submittal and response to questions. The TDLR fees are a reimbursable expense.
- Cost Estimating

Exclusions from Architect's Basic Services

The need for the below services is not anticipated at this time, however, the Architect could provide them as Supplemental Services if required to complete the project or desired by the Owner.

- CHPS Verified Design or LEED Certification
- WELL Certified or Well Compliant
- Branding and Graphic Design
- Traffic Impact Study and Traffic Management Plan
- Traffic control/signal studies or implementation
- Off-site utility engineering
- Zoning modifications, including plats, easements, Special Use Permits, and Planned Districts
- Furniture, office equipment, and classroom equipment selection and procurement
- Preparation or assistance with multiple or fast track drawing/bid packages
- Theater and Acoustical Design
- Food Service Design

Architect's Additional Services

The Architect shall also not proceed to provide the following services until the Architect receives the Owner's written authorization:

- Services necessitated by a change in the Owner provided information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule, or procurement or delivery method.
- Services necessitated by a change of the Architect's contract budget for the Cost of the Work.
- Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations.
- Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto.
- Consultation concerning replacement of Work resulting from fire or other cause during construction.

Owner Provided Services and Building Systems

The Owner shall retain the following services when such services are required to complete the project.

- Environmental or hazardous materials assessment
- Laboratory construction materials testing/inspections (during construction)
- Third-party Review and Commissioning
- Geotechnical survey, including deep boring at the building corners for foundation design recommendations and shallow borings for the paving design recommendations as prescribed by the Structural engineer.
- Partial Survey to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site as prescribed by the Civil engineer.
- IT (voice and data), Security and AV (audio-visual) equipment selection. (Architect shall provide wiring design as per Owner's guide specifications)

COMPENSATION

For the Basic Services described above, Brown Reynolds Watford Architects proposes the following professional services fee:

Lump Sum Fee \$540,000.00

Reimbursable expenses are in addition to the fee and are not anticipated to exceed \$3,500. Expenses shall be invoiced at the same cost billed the Architect and include, but are not limited to, out-of-house document reproduction and courier / overnight deliveries and travel expenses.

Compensation shall be invoiced monthly based on the percent complete. Supplemental or Additional Services shall be authorized in writing by the Owner for a negotiated lump sum fee or compensated at the hourly rates listed below.

BRW Architects

• Executive Principal	\$350.00 per hour
• Project Principal	\$310.00 per hour
• Design Principal	\$310.00 per hour
• Project Director	\$275.00 per hour
• Lead Designer	\$275.00 per hour
• Project Manager/Project Designer	\$240.00 per hour
• Senior Interior Designer	\$220.00 per hour
• Project Architect	\$210.00 per hour
• Graphic Designer	\$195.00 per hour
• Architect	\$175.00 per hour
• Project Coordinator	\$165.00 per hour
• Interior Designer	\$175.00 per hour
• Architectural Intern	\$150.00 per hour
• Administration Staff	\$130.00 per hour

We hope this proposal meets your expectations. Please call us with any comments or questions. Upon your acceptance, we anticipate that the Town of Westlake will prepare an AIA B101-2017 Owner – Architect Agreement with Town of Westlake amendments. We look forward to working with the Westlake Academy.

BROWN REYNOLDS WATFORD ARCHITECTS



ANNE HILDENBRAND, AIA
PRINCIPAL