



Proposal 2214-04

September 26, 2025

Mr. Eliud De Los Santos, P.E.
City Engineer – The City of Laredo
1110 Houston St.
Laredo, TX 78041
(956) 791-7346
edelossant@ci.laredo.tx.us

RE: FIRE STATION NO. 10 FLEET ANNEX REPAIR SHOP

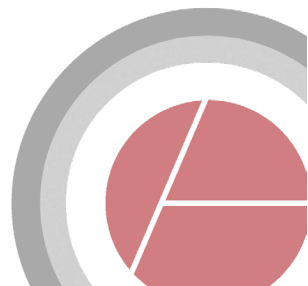
Dear Mr. De Los Santos,

We appreciate the opportunity to continue our collaboration on the Fleet Annex Project, and we look forward to seeing this project through to completion.

Cavazos Architects (the “Architect”) is pleased to submit this proposal (the “Proposal”) to **The City of Laredo** (the “Client”) for the services described in the Scope of Services section of this proposal. The Proposal shall be valid for a period of thirty (30) business days from the date above. Acceptance and execution thereafter shall be conditioned on Cavazos Architects’ reaffirmation of the Proposal.

PROJECT SITE

Fire Station #10 property
11015 McPherson Road
Laredo TX 78045





PROJECT OVERVIEW

The Client put the project out for bids in August of 2024. Two bids were received, but the bids exceeded available funding for the project. The Client has now allocated additional funding for the project and wishes to solicit bids within the next several months.

The Architect recommends to redesign the exterior wall envelope and simplify façade articulation by removing non-essential columns, arches, and trims from the design, in order to reduce the construction cost. The Design Team will also need to update the bid documents set to ensure compliance with 2021 codes, which were adopted by the City of Laredo in January of 2025.

SCOPE OF SERVICES

1) Redesign exterior envelope and exterior architectural features

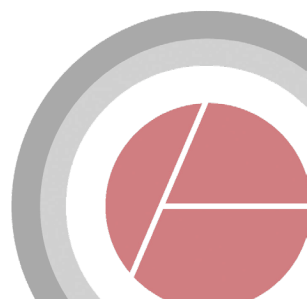
- a) Change wall assembly from brick veneer/metal stud backup to metal siding/batt insulation.
- b) Change roof from hip to gable structure.
- c) Delete columns, arches and trims from west and north facades
- d) Update all floor plans, building elevations, elevation details, building sections, section details, plan details, roof plan and roof details sheets.
- e) Update specifications booklet

2) Review drawings for compliance with 2021 codes and incorporate necessary upgrades

- a) Code review and code compliance upgrades as required (the local building codes have been updated to 2021 versions from 2018)

3) Coordination

- a) Coordination with MEP, Structural, & Civil Engineers will be included in this scope of services.
- b) The proposal assumes that no changes to the Civil Engineering design will be required. The extent of Civil Engineering in this scope of work is to stamp and seal their drawings.





PROJECT SCHEDULE

- 1) Revise Construction Documents: 4-6 weeks
- 2) This timeline is dependent upon our workload at the time that we have direction to proceed.

FEE PROPOSAL

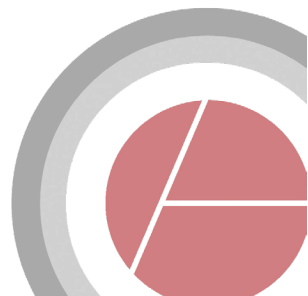
- 1) The proposed fees listed below are flat fees, based on the scope of services as described in this proposal.
- 2) Any additional scope added to the project will necessitate an increase in our fees. The Architect shall request any increase before proceeding with the additional scope of work, and must be approved by the Client in writing before proceeding.

ARCHITECTURAL & ENGINEERING FEES	
Architectural, MEP, Structural, Code Review	\$48,500.00
Civil Engineering	No additional fees
Total Fees:	\$48,500.00

EXCLUSIONS

The following services are not included unless expressly authorized by the Owner:

1. IT/Security Consulting
2. Civil Engineering redesign/revisions
3. Surveying
4. Traffic Engineering/Consulting
5. Acoustical Consulting
6. Furniture/Artwork Selections





7. Materials Testing & Balancing
8. Geotechnical Engineering/Soils Testing
9. Environmental Surveying/Engineering (ACBM)
10. Permitting Fees
11. Landscape & Irrigation Design
12. Renderings/marketing drawings

ADDITIONAL SERVICES

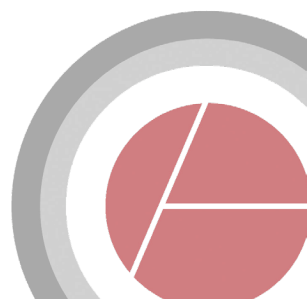
Any additional consultants not listed as part of Basic or Supplemental Services will be considered additional services. Compensation will be computed as a multiple of 1.10 times the outside consultant's fees and billed to correspond to the percentage of work completed for the additional service.

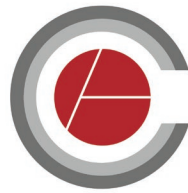
- Any other additional services will be executed only upon Owner approval and be billed hourly according to the following schedule:
 - a) Principal: \$300/hour
 - b) Project Manager: \$225/hour
 - c) Associate Architect: \$150/hour

REIMBURSABLE EXPENSES

Compensation for reimbursable expenses will be computed as a multiple of 1.10 times the costs incurred. Reimbursable Expenses shall include:

- Printing, binding, & shipping costs of GMP Documents, Construction Documents.
- Travel expenses
- TDLR review and inspection fees
- Texas Accessibility Standards registration, review & inspection fees.





CAVAZOS ARCHITECTS

Upon acceptance of these fees and services, Cavazos Architects requests a signed copy of this letter to be returned to our office. The fees and services in this agreement are valid for a period of thirty (30) days from the issue date. We appreciate the opportunity to provide these services. If you have any questions, please do not hesitate to contact me by phone at (956) 337-2266.

Sincerely yours,

Guillermo J. Cavazos, Jr., AIA, LEED AP BD+C
Principal-in-Charge
Cavazos Architects

Accepted by:

Signature: _____ Date: _____

Name/Title: _____

