



EXHIBIT A

February 13, 2025

Melina Banuelos, P.E. | Senior Engineer
Public Works Administration County of El Paso
Ph | 915.546.2015
Email: MeBanuelos@epcouny.com

RE: Architectural/Engineering Fee Proposal for El Paso County Downtown Detention Facility
On Call Service Contract 2020-1042

Dear Melina,

Thank you for the opportunity to present our fee proposal for the upgrade and replacement of the sanitary sewer system for El Paso County Downtown Detention Facility located at 601 E. Overland Street El Paso, Texas.

Scope of Work & Compensation.

Change of Engineer of Record - This scope of work includes submitting a formal letter to the Board of Engineers. This letter will:

- Inform the Board: That Mr. Melvin Glass, the original engineer of record, has passed away.
- Declare: That his office is no longer able to fulfill its engineering responsibilities for this project.
- Appoint: Mr. Rolando Legarreta with Alegro Engineering as the new engineer of record.

Schedule: Approval from the Board of Engineers is anticipated within 1 week.

Lump Sum Fee: **\$ 500.00**

OAC Meeting Attendance: MNK acknowledges that OAC meetings will occur bi-weekly throughout the project duration, with the first meeting scheduled for February 19, 2025, at 10:00 AM. During each meeting our team will perform project walkthroughs & joint review and reporting by MNK and consulting teams. Billing will be on actual meetings attended.

Schedule: February 19, 2025, to October 24, 2025

<i>Fee:</i>	<i>Architectural:</i>	<i>\$400 x 20 meetings</i>	<i>\$ 8,000.00</i>
	<i>Plumbing:</i>	<i>\$700 x 20 meetings</i>	<i>\$14,000.00</i>
	<i>Electrical:</i>	<i>\$400 x 1 meetings</i>	<i>\$ 400.00</i>
	<i>Structural:</i>	<i>\$400 x1 meetings</i>	<i>\$ 400.00</i>
	TOTAL		\$22,800.00

Pay Application Review: MNK understand that we will be reviewing pay-app monthly for accuracy of % completed it is anticipated that each pay- app review will be done during the regularly scheduled OAC.

Fee: \$200.00 Per pay app X 10 pay apps
TOTAL \$ 2,000.00

Field Observations: MNK will conduct field observations throughout the project duration. A detailed reports will be provided to the Owner and Contractor within 48 hours of each observation.

Schedule: At least one observation per month, approximately 10 observations, a 24-hour notice shall be provided for each observation, each observation is anticipated to take 1 hour.

Lump Sum Fee: Plumbing Observation and Report \$800.00 x 10 Observations anticipated
Structural Observation and Reports \$800.00 x 2 Observations anticipated
TOTAL \$ 9,600.00

Review of Existing Design: MNK and our consulting team will review the existing design and as-built drawings for Phases 5, 6, 7, 8 and 11. This review is essential for the new plumbing engineer to effectively fulfill its role as the Engineer of Record on the

project. This review will be required by the plumbing engineer as well as the architect to assist in performing any field observations and respond to any and all RFI's it is anticipated that such review will take us approximately 8-12 hours. Review of Phase 7 and 8 will be addressed within that phase below.

Schedule: Allow us 2 days to conduct this review.

<i>Lump Sum Fee:</i>	<i>Architectural</i>	<i>\$1,200.00</i>
	<i>Mechanical</i>	<i>\$4,400.00</i>
	<i>TOTAL</i>	<i>\$5,600.00</i>

Priority 1 - Phase 11 – Floor 10 North Side of the building (Clinic Area)

RFI-008 requires architectural drawings to address the interior scope of the building sewer remodel. This includes creating demolition floor plans and reflected ceiling plans (RCPs), as well as architectural detailing for wall closures, patching, and floor repairs. It is not anticipated that any other consultants are required for this scope of work.

MNK will perform the following work:

1. Conduct a field verification and walk-through of the clinic area (2 hours).
2. Create CAD drawings of the areas requiring architectural work (6 hours).
3. Develop construction documents, including demolition plans, floor plans, ceiling plans, and wall details (40 hours)

Schedule: to perform this work will require us 2 weeks

<i>Lump Sum Fee:</i>	<i>\$ 8,200.00</i>
----------------------	---------------------------

Priority 2 – Center Building Riser floors 3, 4, 5, 6, 7, 8, 9 & 11

RFI-003, 005 and 007 & claim 003 requires architectural drawings to address the interior scope of the building sewer remodel. This includes creating demolition floor plans and reflected ceiling plans (RCPs), as well as architectural detailing for wall closures, patching, and floor repairs. It is not anticipated that any other consultants are required for this scope of work. It is anticipated that the mop sink on each floor will need to be replaced.

MNK will perform the following work:

1. Conduct a field verification and walk-through of floors 3, 4, 5, 6, 7, 8, 9 & 11 (4 hours).
2. Create CAD drawings of the areas requiring architectural work (0 hours).
3. Develop construction documents, including demolition plans, floor plans, ceiling plans, and wall details (80 hours)

Schedule: to perform this work will require us 4 weeks

<i>Lump Sum Fee:</i>	<i>\$15,800.00</i>
----------------------	---------------------------

Priority 3 – Phase 8 – Basement & Phase 7 Outside Building Sewer modifications

Modifications to the building sewer in Phases 7 and 8 based on claim 4 appear to require input from structural, architectural, electrical, landscape and plumbing engineers. This may necessitate rerouting of new sewer lines and potential modifications to existing drawings.

Due to the uncertain scope of these modifications, MNK proposes a not to exceed fee to be billed on actual hours rendered based on the attached hourly rates. Below is the assumed hours and personnel required to perform the work.

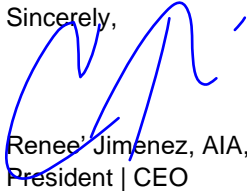
<i>Fee:</i>	<i>Architectural</i>		
	<i>Field Observation</i>	<i>2hr x \$196.20</i>	<i>= \$ 392.40</i>
	<i>Drawing Review</i>	<i>4hr x \$196.20</i>	<i>= \$ 784.80</i>
	<i>RFI Review</i>	<i>20hr x \$196.20</i>	<i>= \$ 3,924.00</i>
	<i>Design</i>	<i>150hr x \$196.20</i>	<i>= \$29,430.00</i>
		<i>8hr x \$412.00</i>	<i>= \$ 3,296.00</i>
			<i>\$37,827.20</i>
	<i>Plumbing</i>		
	<i>Field Observation</i>	<i>5hr x \$250.00</i>	<i>= \$ 1,250.00</i>
	<i>Drawing Review</i>	<i>4hr x \$250.00</i>	<i>= \$ 1,000.00</i>
	<i>RFI Review</i>	<i>20hr x \$250.00</i>	<i>= \$ 5,000.00</i>
	<i>Design</i>	<i>80hr x \$200.00</i>	<i>= \$16,000.00</i>

		\$23,250.00
Structure		
Field Observation	5hr x \$220.00	= \$ 1,100.00
RFI Review	20hr x \$220.00	= \$ 4,400.00
Design	40hr x \$220.00	= \$ 8,800.00
		\$14,300.00
TOTAL NOT TO EXCEED		\$75,377.20
GRAND TOTAL		\$139,877.20

Approval. Thank you for your consideration. We hope that you find this fee proposal acceptable. Please let us know by signing below and returning a copy to our office. If you need any additional information, we would be glad to oblige.

Thank you for the opportunity to present our fee proposal. We look forward to continuing this project with you.

Sincerely,



Renee Jimenez, AIA, LEED AP, CNU-A
President | CEO

Priority 4 – Construction for Phases 5 and 6 is currently 80% complete. The remaining scope of work for these phases consists of final field observations by a plumbing engineer. These observations are included within the overall field observation services outlined elsewhere in this proposal.

TOTAL *\$ 0.00*