

Exhibit “A”

WCH ED Project - Architectural Firm Comparison

Firm & Team Information

Firm	Office Location	Principal	Key Staff	Billing Rates	Services Not Included In Proposal	Experience
Johnston, LLC.	Houston	Richard Leyendecker	Richard Leyendecker, AIA - 43 yrs exper	\$225	Med Equip Planning	In House MEP and Civil Eng
			JULIE Holder, Assoc AIA - 5 yrs exper	\$135	Security Consulting	Good Bench Strength
			Sarah Eilek, IIDA - 6 yrs exper	\$135	Tech/Low Voltage Planning	Limited Rural Experience
			Mili Mehta, AIA - 10 yrs exper	\$135	Cost Estimating	Will use outside structural eng
			Larry Pennington, PE - 45 yrs exper	\$225	FF&E Planning	Came across very flexible
			Nia Beatty, PE - 36 yrs exper	\$195	As Built Drawings	Has been very responsive during selection process
			Vishal Merchant, PE - 12 yrs exper	\$175		
M Architects	Houston	Michael Morton	Michael Morton, AIA - 22 yrs exper	\$165	Civil Engineering	Limited staff resources
			Derek Webb, AIA - 17 yrs exper	\$165	Med Equip Planning	Good exper with freestanding ED's
			Megan Sheffy, AIA - 7 yrs exper	\$150	Security Consulting	Limited rural experience
			Sara Patton, Assoc AIA - 5 yrs exper	\$100	Tech/Low Voltage Planning	Will use outside struct, MEP and civil
			Alfredo Tiznado - 4 yrs exper	\$100	Cost Estimating	Small firm culture
Huitt-Zollars	Houston	Joe Nilles	Joe Nilles, AIA - 32 yrs exp	Not Provided	Civil Engineering	Will use in house struct, civil an MEP
			Steve Biller, AIA, ACHA - 32 yrs exp	Not Provided	Med Equip Planning	Limited rural experience
			Josh Roehm, PE - approx 20-25 yrs exper	Not Provided	Security Consulting	Good Bench Strength
			Rebecca Davis, AIA, ACHA - 17 yrs exper	Not Provided	Tech/Low Voltage Planning	More "big firm" culture
			Hector Covo, AIA - 13 yrs exper	Not Provided	Cost Estimating	Recently merged with Morris Architects
			Daniel Ortega AIA -27 yrs exper	Not Provided	FF&E Planning	
			Steve White, AIA - 10 yrs exper	Not Provided	As Built Drawings	
					Red Typeface represents additional services not currently included but may need assistance from an outside party.	

Exhibit “B”



JOHNSTON

May 10, 2017

Mr. Edward Murrell
Chair, Board of Directors
Winnie Stowell Hospital District
P.O. Box 1997
Winnie, TX 77665
C/O Robert Walker

**Re: Professional Design Services Proposal for
Winnie Community Hospital – ED Expansion**

Dear Mr. Murrell,

We appreciate the opportunity to submit our proposal for your review and we look forward to working with you on the **Winnie Stowell Community Hospital, ED Expansion and Renovation located in Winnie, Texas**. We are excited to be a part of this opportunity and our design team is ready to begin immediately upon your acceptance of our proposal.

PROJECT INFORMATION

Winnie Stowell Hospital intends to expand and renovate the existing Emergency Department in the Winnie Community Hospital Campus. The new expansion will include a new entry convenient to walk-in patients, and a separate covered ambulance entry with access to the existing helistop on the site. The design should allow for flexibility to accommodate future services and provide privacy between public, staff and patient flows, create a more welcoming space, improve workflow and efficiency, increase patient privacy and satisfaction and bring the existing ED into compliance with current code and regulatory requirements. The proposed size of the expansion areas is approximately 3,658 SF, including approximate 2,808 SF of new construction and 850 SF of renovation, including an ambulance and ED entry canopy.

The proposed renovation will take into consideration the current operation of the area in order to limit disruption to the facility and avoid unnecessary relocation of existing spaces, while maintaining patient privacy. Signage will need to be addressed in form of the building exterior signage and a monument sign for the ED.

For purposes of this proposal, construction cost is budgeted between \$350 to \$400/SF. We determined this range based on our past experience with projects of similar size and scope. We will work with you to refined the scope and budget as quickly as possible

Our understanding of Johnston's scope is to provide:

- Tour current facility to evaluate existing conditions. This will facilitate determination of the existing conditions and the required scope that will be required as part of the project.
- Planning services, necessary to validate and refine the scope and size of the project.
- Recommendations for must do and should do items, that could be done in a future phase if required.
- Complete design services for the defined scope of work determined in the planning phase.
- Rough order of magnitude cost estimate and schedule.



SERVICES

The professional services are divided into two categories, which are subdivided into phases:

- A. Task 1
Project Planning/Pre-Design
 - Facility tour/evaluation
 - Project Planning/Programming – Space program validation

- B. Task 2
Design Services
 - Schematic Design
 - Design Development
 - Construction Documents
 - Bid and Permit
 - Construction Administration

The following professional services will be provided as Basic Services for these phases:

- Space Planning/Program validation – Johnston, LLC
- Architecture – Johnston, LLC
- Interior Design – Johnston, LLC
- Life Safety/Egress – Johnston, LLC
- Structural Engineering – Henderson Rogers
- Mechanical Engineering – Johnston, LLC
- Electrical Engineering – Johnston, LLC
- Fire Protection – Johnston, LLC
- Plumbing Engineering – Johnston, LLC
- Regulatory Agency Coordination – Johnston, LLC
- Furniture Coordination – Johnston, LLC

The following professional services will be Specialty consultants required due to the complex nature of the project scope and are not included in this proposal:

- Low Voltage Design, including, IT, Phone System, Security Access and Monitoring and Nurse call – Johnston, LLC
- Medical Equipment Coordination – P&Co
- Civil Engineering – Johnston, LLC

Johnston will coordinate items and systems on documents based on information provided by Winnie Stowell Hospital, approved vendors and previously approved standards.



TASK 1

PLANNING AND PRE-DESIGN

Johnston will start with conducting a site visit touring the existing facility and evaluate condition in comparison to existing documents provided by Winnie Stowell Hospital, evaluation of existing conditions, define a critical path of work required and develop a preliminary schedule.

Johnston will conduct a work session, one meeting, with Hospital representatives to review the findings, and confirm goals and objectives. Based on the collected information, Johnston will provide a recommended solution, defining and confirming the scope of the work.

Items needed:

1. Current Site survey
2. As-Built drawings (if non-existing, field verification will be required)

Deliverables:

1. Meeting Minutes
2. Report documenting findings of existing conditions
3. Conceptual Space program and site plan
4. Design Schedule

TASK 2

SCHEMATIC DESIGN/DESIGN DEVELOPMENT PHASE

Based upon the approved scope for the clinic, Johnston will proceed with development of the architectural, space planning, interior design, and MEP items for a Schematic Design/Design Development package based on a work sessions, one meeting, with Hospital stakeholders. At the conclusion of the schematic design phase, Johnston will issue a report outlining the key design elements for the interior public spaces and the major areas of the project.

Upon approval of the Schematic Design, Johnston will conduct two work sessions with Hospital stakeholders and users to secure design approval sign-off. We will utilize information from the Hospital for Specialty Equipment and Furniture to develop electrical, data location plans consistent with furniture and equipment locations, develop building exterior elevations, sections, reflected ceiling plans; and pertinent interiors elevations and sections. We will determine a light fixture package and develop material selections for approval.

Items needed:

1. Project Planning scope sign-off/approval
2. Preliminary Equipment list and cut sheets/specifications
3. Facility Standards for all infrastructure/utilities (MEP, Controls, IT/Telecom, Security, current electrical information, nurse call, etc.)
4. Furniture and Interior Standards

Deliverables:

1. Meeting Minutes
2. Exterior concept images and material selection
3. Life safety plan at 1/16" scale
4. Schematic floor plan at 1/8" scale
5. Interior design concept of main public spaces for expansion only.



6. Narratives of MEP system strategy and space allocation
7. DD Floor plan and Ceiling plans at 1/8" scale
8. Enlarged Floor plans of key areas at 1/4" scale
9. Interior Finishes Selection Palette

CONSTRUCTION DOCUMENTATION PHASE

Based on the approved Design Development documents, Johnston will prepare Construction Documents with the design team consisting of the following: Life safety plans, floor plans, exterior and interior elevations, building sections and elevations, partition types, ceiling types, door and hardware types/schedules, project details, component schedule, electrical and phone/data outlet locations; lighting systems, refinement of lighting levels required for each area; mechanical and plumbing plans, schedules and details, elevation drawings illustrating special area treatments and feature designs; refinements of presented recommendations for interior finish selections, and specialty area treatments, including material, texture, color and finish.

Johnston will work with Winnie Stowell Hospital to assist with the submission of the required documents for review and approval by the governmental authorities having jurisdiction over the project, such as TDSHS, TDLR and Fire Marshall review. Filing fees are considered to be reimbursable expenses. The General Contractor is responsible for submitting documents to the City of Winnie for permitting.

Items needed 4 weeks prior to CD issue date:

1. Approval of Design Development (sign-off)
2. Final Medical Equipment cut sheets/specifications
3. Final site specific equipment vendor drawings, if applicable

Deliverables: Construction Documents (Drawings and Specifications)

BID / PERMIT PHASE

Johnston will transmit drawings electronically for use in obtaining competitive pricing. We anticipate Johnston will be included in the evaluation process when the pricing is returned. Johnston will be available to answer questions that may arise during the bidding process, which, if required, will be issued as addendums to the contract documents.

Johnston will work with Winnie Stowell Hospital and the contractor to facilitate the submission of the documents for permitting and will coordinate the responses for the City of Winnie comments.

CONSTRUCTION ADMINISTRATION PHASE

1. Johnston will provide administration of the Contract for Construction. For purposes of this proposal, we anticipate construction services will require bi-weekly OAC meetings and site observation visits to the project site, to coincide with the OAC meetings, for a period of up to six months of construction, to become generally familiar with the progress and quality of the work completed and determine if the work is being performed in a manner indicating that the work, when completed, will be in accordance with the Contract Documents and will be in compliance with applicable laws, statutes, ordinances, codes, orders, rules and regulations. Johnston shall not be required to make exhaustive or continuous on-site observations or inspections to check the quality or quantity of the work. On the basis of on-site observations, Johnston shall keep the Client informed of the progress and quality of the work, and shall endeavor to guard the Client against defects and deficiencies in the work. Should the construction schedule expand beyond the six-month time frame, we will request additional services to participate further in the construction administration phase of the project.



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2. Johnston will process and respond to RFI's and submittals, changes in contract and pay applications, as stipulated in the specifications.
3. Johnston shall participate in (1) CA kick-off meeting, and (1) interim TDSHS inspection and (1) TDLR/TAS inspection.
4. Johnston will participate in (1) final punch meeting and create a punch list of defective or incomplete items. For purposes of this proposal, we have not included furniture and/or specialty equipment installation supervision.
5. Johnston will review the final pricing and any additional costs (CPs, RFPs) in consultation with the project team.
6. Johnston's responsibility to provide Construction Administration Services under this Agreement commences with the award of the Contract for Construction and terminates when the final Certificate for Payment is issued to Harris County, or 30 days after the date of Substantial Completion of the Work.

Project delivery method

The project delivery method will be determined by the Owner. To support the design and construction process, the entire design team will be required to produce the project's design and documents utilizing REVIT software and will produce BIM models for use by the design team and the contractor during construction. In support of document control, Johnston will set up a digital site, to transmit all documents and provide the team members a secure password method of gaining access. As requested, all digital drawing files will be converted and submitted in the AutoCAD DWG format.

ADDITIONAL SERVICES

Additional Services shall be compensated on a labor and material basis per the hourly rate table, or a mutually agreed format.

Optional Services

The following is a partial list of the additional or optional services which may be requested and priced separately at the time of the request. No work for these services will be incurred without previous written authorization:

1. Program updates beyond the approved program.
2. Increase to weekly site OAC meetings and site observation visits, if requested.
3. Other services that may be authorized by Client, beyond the scope described herein.

Assumptions

- Johnston has not included design services for furniture/graphics or art.
- * • Johnston has not included any fees for required review by any local agencies. *include up to 2 meetings*
- In lieu of As-built documentation, Johnston will provide (1) electronic record of Architectural and MEP documents, in CAD format at the completion of the project.
- Johnston acknowledges that there may be a time delay/lag, in the project schedule between completion of construction documentation and construction start. If this occurs, Johnston will inform the owner that the project will go "on-hold" status, until Johnston is approved in writing to proceed.



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- Johnston will not be required to carry bid bonds, performance bonds, or bank guarantees.
- Medical Equipment - Assumes all medical equipment information will be provided to the design team by Winnie Stowell Hospital within timelines appropriate to the overall delivery schedule. Johnston will show Medical Equipment on the architectural drawings for design coordination purposes.
- Hazardous Material and Environmental assessment and associated services are being contracted directly with the Client and specifically excluded from Johnston's scope.
- The following existing infrastructure components will need to be field verified to determine if they are able to support the new work:
 - med-gases; risers and equipment
 - plumbing risers
 - existing mains for general exhaust
 - steam risers
 - normal and emergency power capacity
 - electrical distribution system (normal and emergency)
- Finishes and Accessories – Johnston assumes the use of existing standards and specifications for all finishes, accessories, etc. Owner will provide list of approved products and specifications to Johnston, in support of design schedule.
- Furniture – Johnston assumes detailed furniture planning will be completed by the owner's approved vendor. Johnston will provide architectural backgrounds for use by vendor and coordinate furniture requirements (power, data, etc.) on Architectural drawings
- Services procured by The Client and coordinated with the design team will include:
 - A. Construction Manager / General Contractor / Developer
 - B. Survey
 - C. Soils engineer
 - D. Building Material Inspection
- List of Consultants that may be needed and not covered in Johnston's scope. The client is to carry a professional fee contingency for their scope of work.
 - A. Medical Equipment Consultant
 - B. Furniture, Fixtures, Art Selection and Specifications

SCHEDULE

We understand your desire to move forward with an effective project schedule. The intent is to begin development of the project, upon approval of this proposal. In order to achieve this request, and work within the fees that we have identified below, Johnston is proposing a preliminary project schedule and process review timeline, as noted below. Schedule durations are exclusive of the Five (5) days, owner review process between each phase. The following is a summary of duration times, with an anticipated start date of end-May, 2017.



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TASKS	Duration
A. Task 1	Duration
• Project Planning/Pre-Design	1 week
B. Task 2	
• Schematic Design/Design Development Phase	5 weeks
• Construction Documentation Phase	8 weeks
• Bid/Permit Phase	4-6 weeks <i>20 wks</i>
• Construction Administration Phase	6 months

See also attached Project Delivery schedule for additional information.

COMPENSATION

*24
30
44* *VJASOND/JEMA*

Based on the assumptions above, compensation for the Professional Design Services described in this letter for the project scope for professional services is proposed as follows. The fee below will be established as a Lump Sum amount.

A baseline setting the Construction Cost Limitation to:

- Building Expansion \$1,616,160

Design Services:

Basic Design Services (Architecture/Interior/Structural/MEP)

Lump Sum: **Eighty-Five Thousand Dollars (\$85,000.00)**

Professional services	
A. Phase 1	
• Project Planning/Pre-Design (2.5%)	\$ 2,125.00
B. Phase 2	
• SD-DD (Schematic Design/Design Development) (35%)	\$ 29,750.00
• CD (Construction Documents) (40%)	\$ 34,000.00
• Bid-Permit (2.5%)	\$ 2,125.00
• CA (Construction Administration) (20%)	\$ 17,000.00
Total Basic Services Fees (Lump Sum)	\$ 85,000.00
Specialty Services (Allowance)	
C. Civil Engineering Services (Any required filing fees not included)	\$ 10,000.00

Johnston proposes these services be provided as described within the AIA Owner-Architect Agreement. Johnston will bill you for work completed on a monthly basis.

CONST VALUE \$ 1,433,000 / \$ 85,000



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Allowance for Reimbursable Expenses

Reimbursable Expenses: Reimbursable Expenses incurred by Johnston in connection with the project are in addition to the professional service fee quoted above.

Allowance for Reimbursable Expenses \$6,000.00

Estimated Reimbursable Expense Qualifications

1. The understanding is that these are estimates only and are provided as a methodology and summary of the expenses that are to be detailed in an estimate form for the purposes of establishing a budget. In negotiations, Johnston/Client will work to provide more detail as necessary for these costs.
2. The costs are estimated only for the scope outlines in this proposal, as it is not possible to estimate what travel expenses are likely to be until the timing of future phases are defined.
3. The reimbursable expense includes:
 - A. Travel: Airfare, meals, lodging, local transportations and miscellaneous expenses associated with the implementation of the Project.
 - B. Local Parking expenses.
 - C. Printing / Reproduction for major submissions. Johnston will provide electronic deliverables for printing and distribution.
 - D. All team printing of documents for internal use among team members.
 - E. In-house models / renderings (limit of three/project)
 - F. In-house team printing for work associated with the project.
 - G. Shipping and delivery including overnight delivery services.
 - H. Dedicated computer hardware/ software to support the project if required.
 - I. Project filing and inspections (TDSHS and TDLR) – (Approx. \$4,175)
4. Expenses will be invoiced separate from professional services with all details on a monthly basis.
5. A total mark up of 5% is included.
6. Estimated cost for the City of Winnie plan review fee and submission have not been included in the allowance for reimbursable expenses.

We are prepared to commence with this work immediately upon your approval of the attached authorization.

If you have any questions about this proposal, please let me know and I will be happy to meet with you to discuss in more detail. We thank you for this opportunity and look forward to moving ahead. If the above meets with your approval, please sign below and return original to Johnston. Please call me at 713.244.8300 if you have any questions.



JOHNSTON

Very truly yours,

Accepted for Johnston, LLC:

Accepted for Winnie Stowell Hospital District

Richard A. Leyendecker, AIA – Associate Partner
Director of Architecture - Healthcare
Johnston, LLC

Authorized Signature

Michael K. Jrab, AIA, LEED BD+C
Partner, COO
Johnston, LLC

Print Name/Title

May 10, 2017

Date Signed

Date Signed

Attachment (s)

- Hourly Rate Table
- Project Delivery Schedule

Cc: Robert P. Walker, AIA, FACHA



Exhibit "A" Johnston Hourly Rates

Management

Principal in Charge	Michael Jrab	\$295
Associate Principal	Richard Leyendecker	\$225
Associate Principal	Larry Pennington	\$225

Architecture

Practice Leader	Paula Gaviria	\$195
Senior Project Manager	Joe Przybyl	\$185
Project Manager		\$175
Senior Project Architect		\$180
Project Architect		\$165
Architect		\$150
Sr. Architectural Professional		\$135
Architectural Professional		\$120
Sr. Project Designer		\$180
Project Designer		\$165
Designer		\$150
Sr. Design Professional	Julie Holder	\$135
Sr. Design Professional	Sarah Eilek	\$135
Sr. Design Professional	Mili Mehta	\$135
Design Professional		\$120
Sr. Interior Designer		\$165
Interior Designer		\$145
Interior Professional		\$120
Intern		\$100
Contract Administrator	Angela Jackse	\$115

Engineering

Practice Leader	Nia Beatty	\$195
Information Technology	Nihat Pilicer	\$155
Senior Project Manager	Rick Quintanilla	\$175
Project Manager		\$160
Senior Engineer	Vishal Merchant	\$175
Engineer I	Bryan Garza	\$155
Engineer II		\$140
Senior Engineer Designer	Adam Bullock	\$145



Exhibit "A" Johnston Hourly Rates

Senior Engineer Designer	Michael Barbour	
Engineering Designer	Jennifer Cerato	\$130
CADD / Revit Draftsman		\$110
Senior Contract Administration		\$125
Field Representative		\$90

Support

Executive Assistant	Brenda Jimenez	\$85
Project Support		\$85
Clerical		\$72