



FITZPATRICK
DESIGN CONSTRUCTION SERVICES

EXHIBIT A

January 15, 2026

Seguin Fire Department
660 TX-46
Seguin, TX 78155
Attn: Chief Skinner - Fire Chief City of Seguin

Proposal for Owner's Representation Services – Seguin Fire Station No. 4

FDCS Scope of Services – Pre-Construction Phase

FDCS will provide professional Owner's Representative services on a consulting basis for the Pre-Construction Phase of the City of Seguin's Fire Station No. 4 project.

This phase will culminate in the advertisement and selection of both the Architectural Design Team and the Construction Manager at Risk (CMAR) for pre-construction services. These efforts will lead to the development of comprehensive construction documents and the establishment of a Guaranteed Maximum Price (GMP) for presentation and approval by the Seguin City Council.

FDCS will also assist in the coordination and oversight of third-party consultants, including but not limited to surveying, geotechnical investigations, peer reviews, and other specialized services, as required.

The final deliverables of this phase will include:

- A complete set of construction documents
- A finalized GMP that provides the City with confidence in both the project cost and schedule

FDCS will remain engaged throughout the transition into the Construction Phase, continuing to advise and support the City to ensure project continuity and success.

As part of our commitment to transparency and collaboration, FDCS will provide the City and all project stakeholders with access to our Autodesk Build project management platform. This platform enables 24/7 access to current project documentation, including drawings, progress photos, meeting notes, and other key project information.

Our goal is to deliver high-value service at every step, ensuring the City of Seguin is well-informed, well-represented, and fully prepared to move confidently into construction.

PROJECT TEAM

Jerry Fitzpatrick, Project Executive/Project Manager
Kerrie Crimmins, LEED AP ID+C – Project Manager
Jarrod Smith – Field Engineer/EIT



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PRE-CONSTRUCTION SERVICES

Services shall include the following work:

- RFQ for Architectural Services (1) months.
- Architectural design (10) months.
- RFQ for CMaR Pre-construction services (during early design phases).
- Finalize and evaluate GMP pricing provided by CMaR (1) month.

Excluded Services

- Fees for permits
- TDLR registration
- Peer reviews
- 3rd Party consultants
- Regulatory filings
- Geotechnical services
- Specialty Consultants
- Survey

Compensation

Based on the stated scope of work and assuming a twelve (12) month pre-construction duration, our fee for this phase is **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**. This fee will be invoiced in equal amounts over the stated duration. Should the project duration exceed the planned twelve (12) month duration, FDCS will invoice at the same monthly rate through completion.

We hope this proposal meets your expectations. We look forward to assisting the City of Seguin with this project. Please contact us with any questions or comments.

FITZPATRICK DESIGN CONSTRUCTION SERVICES GROUP LLC.

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