

# AIA® Document G802® – 2017

## Amendment to the Professional Services Agreement

**PROJECT:** *(name and address)*  
Upshur County Courthouse Renovation  
Gilmer, Texas

**AGREEMENT INFORMATION:**  
Date: August 10, 2010

**AMENDMENT INFORMATION:**  
Amendment Number: 002  
Date: December 18, 2023

**OWNER:** *(name and address)*  
Upshur County  
100 W. Tyler  
Gilmer, Texas 75644-2240  
Telephone Number: (903) 843-4003  
Fax Number: (903) 843-0827

**ARCHITECT:** *(name and address)*  
Komatsu Architecture, Inc.  
3880 Hulen Street, Suite 300  
Fort Worth, Texas 76107  
Telephone Number: (817) 332-1914  
Fax Number: (817) 877-4754

The Owner and Architect amend the Agreement as follows:

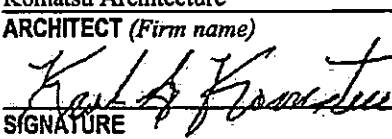
Additional A/E professional services based on Owner's Supplemental Grant funding acceptance as described in Owner's letter to the Texas Historical Commission dated August 29, 2023


The Architect's compensation and schedule shall be adjusted as follows:


Compensation Adjustment:  
\$92,431.00

Schedule Adjustment:  
None

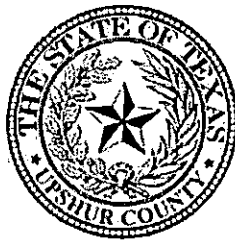
### SIGNATURES:

Komatsu Architecture  
**ARCHITECT** *(Firm name)*  
  
**SIGNATURE**  
Karl A. Komatsu, President  
**PRINTED NAME AND TITLE**  
December 18, 2023  
**DATE**

Upshur County  
**OWNER** *(Firm name)*  
  
**SIGNATURE**  
Hon. Todd Tefteller, County Judge  
**PRINTED NAME AND TITLE**  
12-18-2023  
**DATE**

FILED  
TERRI ROSS  
COUNTY CLERK  
2023 DEC 29 PM 1:48  
UPSHUR COUNTY, TX.  
BY   
DEPUTY

TODD TEFTELLER  
County Judge  
P.O. Box 790  
Gilmer, Texas 75644  
903-843-4003 Fax: 903-843-0827



KRISTIN CULBERSON  
County Court Administrator

August 29, 2023

Hon. Mark Wolfe  
Executive Director  
Texas Historical Commission  
P.O. Box 12276  
Austin, Texas 78711

RE: Upshur County Courthouse Round XII Renovation

Dear Mr. Wolfe and Committee Members:

It is our sincere hope that the Executive Committee of the Texas Historical Commission will, in their wisdom, authorize additional funding to Upshur County, Texas in connection with our Round XII Courthouse Renovation. We certainly recognize that any additional funding allowed us will be at the expense of other Round XIII applicants. We have repeatedly told our citizens how fortunate we were to receive the Round XII grant to start with.

Our county has taken every step imaginable to accomplish the renovation of our courthouse. As previously explained, our courthouse is a working courthouse and has constantly been in use since the 1930's. At great expense to us we have already relocated all county offices outside of the courthouse building and into adjacent properties around the square of the town. We have hired Komatsu Architecture to plan and oversee the project. We have recently selected JC Stoddard Co. of San Antonio to accomplish the renovation. Our Auditor's Office has scrimped and saved every dime that could be found to help pay for our portion of the renovations.

At the time of our award Upshur County was only eligible for \$5.2 million in grant funding. Now that the limit has been raised from \$6 million to \$10 million, it is our sincere request that some of those additional funds be made available to Upshur County.

Therefore, Upshur County is requesting a Round XII Supplemental Grant of \$976,766 based on the following figures.

2022 RD XII FUNDING AGREEMENT:

State Share:	\$ 5,218,363	41%
Local Share:	\$ 7,620,760	59%
Total:	\$12,839,123	

**\$92,431 Supplemental AE Fees** (4% per Funding Agreement for 95% thru Construction Administration) is \$12,839,123 to \$15,149,904 is \$2,310,781 x 4% = \$92,431

41% THC = \$37,897; 59% County = \$54,534

**Revised GMP - \$15,149,904** as of 5.22.2023

(earlier from \$12,839,123 Estimate 09.01.2022 = \$5,128,363 + \$7,620,760 (09.01.2022))

**Total Project Cost (Revised GMP \$15,149,904) + AE Services (\$92,431) = \$15,242,335**

**THC Rd XII Supplemental Grant \$976,766**

Match formula per Susan Tietz:  $\$5,218,363 / \$7,620,760 = \$6,429,347 (41\%) \times$   
Current Project Cost \$15,242,335 = \$6,249,357 - \$5,218,363 = \$976,766 THC Supplemental Funding

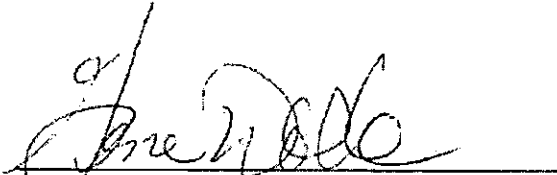
**County Project Cost: \$15,242,335 - \$976,766 (Rd XII Supplemental) = \$14,211,341 - \$5,218,363 (original Grant XII) = \$9,047,206 Total County Funds Match Required (59% of \$15,242,335)**


It is our sincere request that Upshur County receive the modest additional funding set forth above that the Commission is authorized to provide. It not only would be a boon to this Court and County, but to the entire East Texas area.

Sincerely,

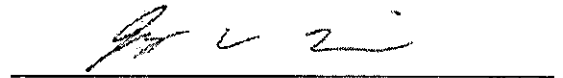


Todd Tefteller  
Upshur County Judge

  
Gene Dolle, Commissioner, Pct. 1

  
Michael Ashley, Commissioner Pct.  
3

  
Dustin Nicholson, Commissioner, Pct. 2

  
Jay Miller, Commissioner, Pct. 4