

**PROFESSIONAL SERVICES AGREEMENT AMENDMENT**

**WHEREAS:** Kittitas County and ARC entered into a contract on October 5, 2010 for designing services to renovate the Armory.

**WHEREAS:** The work under that contract is complete and it is necessary to amend the contract to allow for the next phase of work to begin.

**WHEREAS:** ARC has submitted new exhibits as attached (Exhibit "A") and (Exhibit "B") for the new phase of work to begin.

**NOW, THEREFORE:** Kittitas County and ARC mutually agree that the contract entered into on October 5, 2010 is amended to replace the original Exhibits with the attached Exhibits. All other provisions of the contract entered into on October 5, 2010 remain in full effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this 4<sup>th</sup> day of January, 2010.

**APPROVED:**

ARC

BOARD OF COUNTY COMMISSIONERS  
KITITITAS COUNTY, WASHINGTON



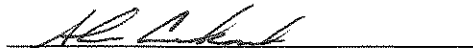
Signature of Signatory  
(Date 12-21-10)



Chairman

STAN LOKTING

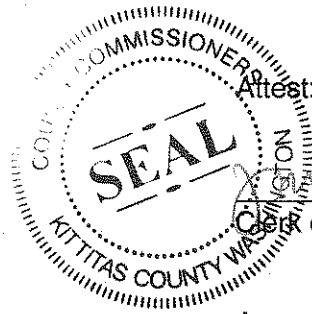
Print Name of Signatory



Vice-Chairman



Commissioner



Attest:

Janak Jorvik  
Clerk of the Board

Approved as to Form:

By: \_\_\_\_\_  
Deputy Prosecuting Attorney

## EXHIBIT "A"

### **SCOPE OF WORK**

In addition to providing all material and labor, the Contractor shall perform the following:

#### **CONSTRUCTION DOCUMENT PHASE**

ARC and its consultants (ARC – prime consultant and architecture, Swenson Say Faget – structural engineering, Sider\*Byers – mechanical and plumbing engineering, Cierra – electrical engineering, Roen and Associates – cost estimating, ESM Consulting Engineers – civil engineering (added), BRC Acoustics and Technology Consulting – audio/visual (added)) will prepare and deliver AutoCAD drawn documents necessary for public bid and construction of the Amory Remodel project. In addition to material and labor, we will provide the following: (detailed deliverables can be found under “exhibit B”).

- ARC – with consultant input – will continue the refinement of the design, provide code research, and design/documentation.
- Code compliance plans, to facilitate review.
- Color and material selection boards will be presented to department heads, staff or approved designate for coordination of interior design and for use of Owner “FF&E” selections.
- For meetings during this phase, see Exhibit “B”.
- Application for and building permit documents. Fees will be paid by the county.

#### **BID/CONSTRUCTION ADMINISTRATION PHASE**

- We will coordinate document production with the reproduction house and the “posting” of electronic files with bid centers
- A pre-bid walk through is accounted for with questions, addenda and any necessary approved substitution requests.
- Once construction has commenced, under the assumption of a 22 week construction schedule, ARC has assumed 7 total trips to the construction site and meetings. Any requests beyond that will be billed on an hourly time/materials basis.
- We will review/answer/respond to submittals and RFI’s as necessary and issue clarifications and change orders as required.
- Closeout procedures will include punch list/back punch review of contractor as-built documentation and record documents in electronic form for Owner’s use.

**EXHIBIT "B"**  
**COMPENSATION**

FEE SUMMARY	fee	overhead	amount	remarks
<b>basic</b>				
Architecture		1	\$109,625	
Structural	\$18,000	1.07	\$19,260	
Mechanical	\$32,000	1.07	\$34,240	
Electrical	\$27,600	1.07	\$29,532	includes AC system design/specs
<b>specialty</b>				
Civil/Survey	\$9,000	1.07	\$9,630	includes survey
Landscape	\$0	1.07	\$0	not included
A/V	\$10,800	1.07	\$11,556	acoustics by ARC
Food Service	\$0	1.07	\$0	not included
Estimator	\$5,500	1.07	\$5,885	
<b>TOTAL FULL SERVICE FEES</b>			<b>\$219,728</b>	

**ARC ARCHITECTS**  
**TASK ANALYSIS BY PHASE**

**(2010) BILLING RATES**

partner	\$150
project manager	\$120
designer	\$66
administration	\$84

CONCEPT DESIGN -	partner	proj mgr	designer	designer	admin	remarks
<b>Completed under separate contract</b>						
Hours	0	0	0	0	0	
Hourly Rate	\$150	\$120	\$66	\$66	\$84	
Subtotal Fee	\$0	\$0	\$0	\$0	\$0	
<b>DESIGN</b>					<b>\$0</b>	

CONTRACT DOCUMENTS	partner	proj mgr	designer	designer	admin	remarks
Project Administration	2	12				contracts, files, scheduling
Reg agencies / Codes codes		8		8		tracking and documents
Design / Documentation						
Title sheet/abbreviation sheet - T1.0		4	12			
Code/Exiting Plan - T1.1		8	2			
site plan - A1.1		2	12			
site demo plan - A1.0		2	12			
floor demo plan - A2.0		4	12			
floor plan - A2.1	1	20	40			
ceiling plan - A2.3	0.5	8	16			
finish floor plan - A2.4	0.5	4	12			
roof plan - A2.5		4	12			
detail plans - A4.1		4	12			
existing site structures		2	16			assume uses/modifies existing.
exterior elevations - A3.1	0.5	6	20			
exterior elevations - A3.2	0.5	6	20			
building sections - A3.7	0.5	6	16			
building sections - A3.8	0.5	6	16			
interior elevations - A 5.1	0	8	32			bath / kitchens / hallways
schedules A7.1		2	12			walls / doors / windows
exterior details A8.1	0.5	12	32			
exterior details A8.2	0.5	12	32			
interior details A9.1	0.5	12	32			
color / materials board		8	8	8		
Team Coordination						
civil		8	2			
landscape		8	2			
structural		8	2			
mechanical		8	2			
electrical		8	2			
a/v		8	2			
estimator	1	2				
Meetings						
25% submittal	6	8				includes landscape meeting (1 trip)
50% submittal	6	8				including prep and notes (1 trip)
95% submittal including permit		8				final review / estimate (1 trip)
consultant team meeting #1	1	2	2			in-house meeting
consultant team meeting #2	1	2	2			in-house meeting
Checking / Coordination	16	4	24			
Specifications	32	16			8	format and mail from county
Hours	70.5	258	418	16	8	770.5
Hourly Rate	\$150	\$120	\$66	\$66	\$84	
Subtotal Fee	\$10,575	\$30,960	\$27,588	\$1,056	\$672	
CONTRACT DOCUMENTS					\$70,851	

PERMITTING	partner	proj mgr	designer	designer	admin	remarks
Permitting consultant coord and applications questions / responses		8 4	4 4			4 wks per county trip
Hours	0	12	8	0	0	
Hourly Rate	\$150	\$120	\$66	\$66	\$84	
Subtotal Fee	\$0	\$1,440	\$528	\$0	\$0	
<b>PERMITTING</b>					<b>\$1,968</b>	

BIDDING	partner	proj mgr	designer	designer	admin	remarks
Bidding coordinate w/ repro house pre-bid walk through questions addenda substitutions			4			1 trip
Hours	0	30	4	0	0	
Hourly Rate	\$150	\$120	\$66	\$66	\$84	
Subtotal Fee	\$0	\$3,600	\$264	\$0	\$0	
<b>BIDDING</b>					<b>\$3,864</b>	

CONSTRUCTION ADMIN	partner	proj mgr	designer	designer	admin	remarks
Project Administration		10				2 hr / mo
Construction pre-con meeting		6				assume 22 weeks
field meetings w/ notes		56	12			assume 8 hr / trip - 7 trips
shop drawings		8	32			
clarifications/modifications/CO's		36	16			
requests for information		24	12			average 3+ / week
change order proposals		16				
pay requests		6				1 / month
punchlist	6	12				including prep/notes
backpunch		8				including prep/notes
Hours	6	182	72	0	0	260
Hourly Rate	\$150	\$120	\$66	\$66	\$84	
Subtotal Fee	\$900	\$21,840	\$4,752	\$0	\$0	
<b>CONSTRUCTION ADMINISTRATION</b>					<b>\$27,492</b>	

REIMBURSEABLES	partner	proj mgr	designer	designer	admin	remarks
record documents		1		12	\$2,900	consultants inclusive/electronic file
printing					\$750	
travel @ .50/mi. x 15 trips					\$1,800	
<b>REIMBURSEABLES</b>					<b>\$5,450</b>	

<b>TOTAL ARCHITECTURAL SERVICES</b>					<b>\$109,625</b>	
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