

PLJ
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O. 4250

ADDENDUM NO. 2

To

AGREEMENT FOR ARCHITECTURAL DESIGN SERVICES

FOR: Independence/Jackson County Animal Control Building.

Between

Patterson Latimer Jones Brannon Denham Inc. Architects - Engineers

And

JACKSON COUNTY, MISSOURI

This Addendum is made by and between Jackson County, Mo., hereinafter called "the County," and Patterson Latimer Jones Brannon Denham Inc., hereinafter called "Architect," this 19 day of November 2010.

Whereas, it is the mutual desire of the parties hereto to amend the AGREEMENT for PROFESSIONAL ARCHITECTURAL SERVICES for the Independence/Jackson County Animal Control Building entered into on July 21, 2009, hereinafter called "the Existing Agreement," and Addendum No. 1 to the Existing Agreement, entered into on April 29, 2010.

Therefore, it is hereby agreed that the Existing Agreement be amended as follows:

ARTICLE II – ADDITIONAL SERVICES:

The following items as described herein and summarized on attached Exhibits A & B are for additional services to be provided by the Architect:

The Period of Service shall be until completed after the date of approval of this Addendum No. 2. All other services and deliverables shall remain as stated in the Existing Agreement and Addendum No. 1.

FILED
NOV 19 2010

ARTICLE XIII – PAYMENTS TO ARCHITECT:

The payment provision shall be revised as described below:

COUNTY will pay a fee not to exceed \$134,080.00, as compensation for Required Additional Services, including expenses, as set forth in the attached Architect's Exhibit A, except that the lump sum of \$7,485.00 may be billed for Engineering Services subcontracted to Olson & Associates, as is more fully set out in Exhibit B. All payments to ARCHITECT for these Additional Services shall be made in conformance to the payment terms in the original Agreement.

ARTICLE IV – ATTACHMENTS:

Exhibit A & B - Summary of Architectural scope and fees for additional work.

This Addendum will be deemed a part of, and be subject to, all terms and conditions of the Existing Agreement. Except as modified above, the Existing Agreement will remain in full force and effect.

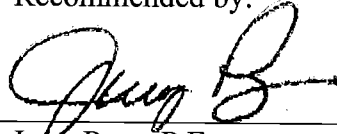
IN WITNESS WHEREOF, Jackson County, Missouri, has caused these presents to be executed in its behalf by its duly authorized agent; and the Architect has hereunto set it hand and seal.

Approved by:



Michael D. Sanders
County Executive

Recommended by:



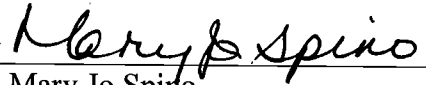
Jerry Page, P.E.
Director of Public Works

Approved to form this 19 day of November, 2010

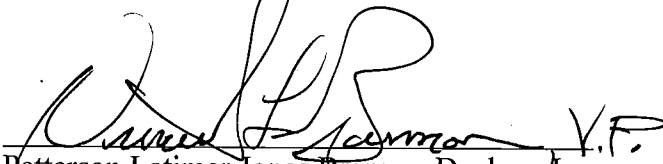


William G. Snyder
Acting County Counselor

Attest:

by 

Mary Jo Spino
Clerk of the Legislature

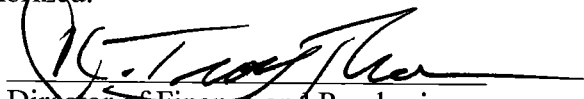


Patterson Latimer Jones Brannon Denham Inc.
Architect

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this Agreement is chargeable, and a cash balance otherwise unencumbered in the treasury from which payment is to be made, each sufficient to meet the obligation of \$134,080.00, which is hereby authorized.

November 19, 2010
Date


Director of Finance and Purchasing

Account No.: 002-5102-56080

Contract No.: 51022010007

EXHIBIT "A"

Scope of Design Services:

A. Design Development (Redesign):

1. Working in conjunction with Jackson County Animal Shelter Consultant Courtney Thomas and develop a redesigned floor plan of reduced square footage.
2. The following building components and systems will be redesigned and defined to accomplish budget control.

Division 3- Concrete

- Revised floor plan allows for single slope floors to trench drains and deletes the need for a variety of foundation walls and footings.
- Simplified construction.

Division 4 – Masonry

- Masonry reduction as result of one kennel wing design in lieu of three separate wings.

Division 5- Metals

- Structural steel reduction as a result of redesign.
- Delete all metal stud walls

Division 6 – Wood and Plastics

- Reduced number of wood trusses, LVL beams and plywood. Delete all upper level equipment platforms and log accents at window awnings.

Division-7- Thermal and Moisture Protection

- Utilize standard Heritage 30 year warranty shingles.
- Use standard cedar siding in lieu of wavy beveled edge siding.
- Delete half round gutters with round downspouts and use standard "K" style gutter and downspouts.

Division 8 – Doors and Windows

- Extensive reduction in the number of walk and overhead doors as per Floor Plan revision.
- Delete all electric security latches.
- Delete all operable window vent sections.

Division 9 – Finishes

- Delete all metal stud wall gyp. board and gyp. board overlays to cover masonry block at exterior walls.
- Delete all vinyl wall covering except at the main Lobby / Reception.
- All interior wall finishes to be painted block, except for main Lobby.
- All floors to be sealed concrete with some color tint areas.

Division 10 – Specialties

Division 11 – Equipment

- Delete equipment platform retractable stairs.
- Delete all shelter accessories except surgery and exam lights (connection of all other equipment included)

Division 13 – Special Construction

- Utilize glass front kennels with swing gates.

Division 21 – Fire Suppression

- Three kennel wings with dry pipe system in the truss areas deleted.
- Utilize antifreeze system in lieu of dry pipe where required.

Division 22 – Plumbing

- Delete the cistern system, spraymaster system, and in floor radiant heat.
- Utilize trench drains in lieu of individual floor drains in kennel areas.

Division 23 – Mechanical

- Use all roof mounted HVAC equipment and exhaust with simplified ductwork due to kennel area redesign.
- Delete remote system monitoring .

Division 26 – Electrical

- Delete security system , low voltage conduit and cabling.
- Use aluminum service conductors.
- Delete exterior bollard lighting and gasket sealed doors at kennel light fixtures.
- Utilize MC cable for power and switching where applicable by code.

Division 31 – Earthwork

- Separate contract awarded by Jackson County.

Division 32 – Exterior Improvements

- Delete two each contoured and landscaped courtyards and enclose courtyard East of the kennel wing with PVC coated chain link fence and limited landscaping.

3. Develop Site Plan Review Documents for approval by the City of Independence. Including any related code approvals.

B. Construction Document and Bidding

1. Develop Construction Documents: Based on the approved redesign drawings and specifications and any further adjustments in the scope of quality of the project or in the project budget authorized by the designated group, construction documents will be prepared consisting of drawings and specifications, setting forth in detail the exact requirements for the construction of the project. The construction documents shall include the standard general conditions, contract documents, and forms as required to meet the project design. These documents shall also include all architectural, structural, mechanical, plumbing, electrical, site work, landscaping, utilities, and equipment as required, to provide a complete functional and operational building.

2. Items and materials specifically to be included in the Contract Documents are the following:
 - a. Surgery / exam lights
 - b. Suspended acoustical ceiling for noise Reduction control
 - c. Floor drains at areas of wash down where trench drains are not utilized.
 - d. Flushing trench drain systems in open space kennel systems
 - e. Air handling system allowing for odor control and humidity control.
 - f. Building sound/intercom system
 - g. Rough-in for owner supplied educational projectors / televisions as directed
3. Probable Construction Costs: A final statement of Probable Construction Costs will be generated.
4. Bidding: Following the designated group's approval of the construction documents and the final Statement of Probable Construction Cost, Patterson Latimer Jones Brannon Denham, Inc., will assist in obtaining bids from contractors, in awarding the contract, and preparing for construction.
5. If bids received are outside the established budget of \$5,000,000.00 PLJBD and their Consultants will work directly with the Bidder with the lowest Base Bid to value engineer the project to be within budget. Documents shall be prepared utilizing features and systems which fall within the budget based on the generated probable cost. Design documents for features and systems as deductive or add alternates will not be generated as part of the Addendum No. 2 fee structure.

C. Construction Administration and Observation:

1. The Construction Phase will commence with the award of the Contract for Construction and will terminate when final payment of the contractor is due and construction is completed.
2. Construction Administration Phase Architectural-Engineering contract includes the following:
 - a. Owner representative for clarifications and supplemental instructions and design as needed.
 - b. Shop drawing review and approval
 - c. Change order generation as required
 - d. Provide input, plans and schedules working with Owner's consultant to develop the project interior and exterior color schedule.
 - e. Bi-Weekly progress meeting attendance and input
 - f. Request for payment review and approval
 - g. Punch list generation and review for compliance
 - h. As built-drawing generation
 - i. Closeout document collection and delivery to owner

City of Independence & Jackson County Animal Shelter
Independence, Missouri

Architectural Service: Facility Redesign
Hourly/Not to Exceed

Exhibit "B"

Task	VLB	Amal	Bryce	Terry/Lance	Sherri	
BID & NEGOTIATION						
1. Prebid	10					
2. Bid Questions & Approvals	24	8	4			
3. Addendums	8		4		8	
4. Bid Letting, Etc.	10					
TOTAL HOURS	52	8	8		8	
	x 95.00	x 85.00	x 45.00		x 35.00	
	\$4,940	\$680	\$360		\$280	
Bid & Negotiation TOTAL	-----\$6,260.00-----					
CONSTRUCTION PHASE						
1. Preconstruction Conference	10				2	
2. Site Visits (Total 2 monthly) = 18 each Amal 4 Total	180	40				
3. Color Schedule	40			6	8	
4. Shop Drawings & Correspondence	80	60	8	8	40	
5. Punch List	20				8	
6. Punch List review	20				4	
TOTAL HOURS	350	100	8	14	62	
	x 95.00	x 85.00	x 45.00	x 45.00	x 35.00	
Subtotal	\$33,250	\$8,500	\$360	\$630	\$2,170	
Construction Phase Total	-----\$44,910.00-----					
PROJECT TOTALS						
1. Revision Plan & Approvals	148	14	95	15	6	
2. Architectural & Specs	115		98	60	40	
3. Structural		120	104			
4. Bidding & Negotiation	52	8	8		8	
5. Construction Phase	350	100	8	14	62	
TOTAL HOURS	665	242	313	89	116	
	x 95.00	x 85.00	x 45.00	x 45.00	x 35.00	
SUBTOTAL	\$63,175	\$20,570	\$14,085	\$4,005	\$4,060	
TOTAL ARCHITECTURAL, STRUCTURAL, BIDDING & CONSTRUCTION	-----\$105,895.00-----					
Warren Smith & Assoc. MEP	-----\$71,000.00-----					
Olsson & Assoc. Civil	-----\$7,485.00-----					
PRINTING & PUBLISHING	-----\$7,000.00-----					
Subtotal	-----\$191,380.00-----					
Less Original Construction Phase	-----(\$57,300.00)-----					
Total Addendum No. 2 Redesign Fee	-----\$134,080.00-----					

Note: 1. All Fees shown in Exhibit "B" are calculated at standard hourly rates.
2. Owner requested accelerated schedules requiring overtime hours will be in addition to the fees stated in Exhibit B and will be calculated at 1 1/2 times the hourly rates shown

City of Independence & Jackson County Animal Shelter
 Independence, Missouri
 Architectural Service: Facility Redesign
 Hourly/Not to Exceed

Exhibit "B"

Task	VLB	Amal	Bryce	Terry/Lance	Sherri
Revised Plan & Approvals	148 x 95.00	14 x85.00	95 x45.00	15 x45.00	
Subtotal	\$14,060.00	\$1,190.00	\$4,275.00	\$675.00	
TOTAL	-----\$20,200.00-----				
ARCHITECTURAL DRAWINGS & SPECIFICATIONS					
Sheet No.					
A1.1	1				3
A2.0	4				2
A2.2	4		4		
A2.3	4		4		
A2.4	4		8		
A2.6	2		6		
A2.8	4		2		3
A2.9	2				4
A2.10	3				4
A2.11	2				4
A2.12	2				4
A2.13	3				4
A3.1	2		4		
A3.2	2		4		
A3.3	2		6		
A3.4	2		6		
A3.5	2		2		
A3.6	2		2		
A3.7	2		2		
A3.8	0.5		1		
A3.9	1		3		
A3.10	0.5		1		
A3.11	1		3		
A3.12	2		4		
A3.13	2		4		
A3.14	2		4		
A3.15	DELETED				
A3.16	----	----	----	----	
A3.17	2		4		
A3.18	1		2		
A3.19	1		2		
A3.20	1		2		
A3.21	----	----	----	----	
A3.22	DELETED				
A3.23	DELETED				
A3.24	DELETED				
A3.25	2		4		
A3.26	DELETED				
A4.1	1		2		

Task	VLB	Amal	Bryce	Terry/Lance	Sherri
A5.1	2			6	
A5.2	2			4	
A5.3	2			4	
A5.4	6			8	
A5.5	3			6	
A8.1	NO CHANGE				
A8.2	NO CHANGE				
A8.3	NO CHANGE				
A8.4	DELETED				
Specifications	24				40
HOURS SUBTOTALS	115	0	98	60	40
COST PER HOUR	\$95		\$45	\$45	\$35
HOURLY FEE SUBTOTAL	\$10,925	\$0	\$4,410	\$2,700	\$1,400
TOTAL	-----\$19,435.00-----				
STRUCTURAL					
1. Drawing & Details			104		
2. Calculations & Code		120			
Total Hours		120	104		
		x 85.00	x45.00		
Subtotal		\$10,200	\$4,680		
Structural Total	-----\$14,880.00-----				

**City of Independence & Jackson County Animal Shelter
Independence, Missouri**

**Mechanical-Electrical-Plumbing Engineering Services:
Hourly Not to Exceed**

Facility Redesign

Basic Services Task	Wesley Smith	Stan Dunnam	David White	Rawleigh/ Brummett	Dianne Smith
Wesley B. Smith					
Project Engineer	152 hours				
• Project coordination of all disciplines & code compliance verification					
• Design, detail and approve all MEP features					
• Architect contact					
• Interface with Shelter Planners for 30% & 90% quality control reviews					
• General Engineering Specifications					
• Construction Phase site visits					
• Review MEP shop drawings					
• Review and approve pay MEP request					
• Generate project completion punchlist					
• Submit all closeout documents to client at project completion					
Stan Dunnam		104 Hours			
Electrical Designer/ Field Review					
• Assist Project Engineer on Quality Control and details					
• Review and accept electrical related shop drawings					
• Limited site visits and assist in generating punch lists					
David White			239 Hours		
Assist Project Engineer in HVAC and Plumbing Design					
Help Review and process HVAC and Plumbing submittals					
Plumbing and HVAC CAD					
Assist in generating final HVAC and Plumbing Punch list					
Cris Rawleigh				180 Hours	
Lighting Designer and HVAC CAD Technician					
• Electronic document generation of lighting as directed by Project Engineer					
Lance Brummett				135 Hours	
Electrical Power Designer					
• Electronic Document Generation of power and special systems as directed by Project Engineer					

Dianne Smith					
Clerical					18 hours
Invoicing					
Auditing Project Manhours					
• Tracking of all Bid Document Distribution and addendum generation as directed by Project Architect					
• Postal correspondence, shipping, etc.					
HOURS SUBTOTALS	152	104	239	315	18
COST PER HOUR	\$95	\$85	\$85	\$85	\$35
HOURLY FEE SUBTOTAL	\$14,440	\$8,840	\$20,315	\$26,775	\$630
TOTAL HOURLY FEE					\$71,000

City of Independence & Jackson County Animal Shelter
Independence, Missouri

Civil Engineering Service: Addendum #2
Fixed Fee Lump Sum Proposal

Exhibit " B "

Basic Services Task	Nathan Meyer	Cameron Smith	Kimberly Olson
	Project Engineer	Landscape Architect	Civil Designer
Revise civil drawings for alternate building layout and updated survey including redesign of grading and utilities where required.			
Perform stormwater calculations for alternate site layout. Submit updated report to governing agencies for approval.			
Revise Landscaping Plan for reduced scope and alternate building layout			
Review civil shop drawings			
Update civil specifications where required			
HOURS SUBTOTALS	35	8	40
COST PER HOUR	\$95	\$95	\$85
HOURLY FEE SUBTOTAL	\$3,325	\$760	\$3,400
TOTAL HOURLY FEE			\$7,485
Direct Expenses			
Travel	zero trips		\$0
Lodging	no lodging required		\$0
Meals	no meals		\$0
Total Direct Expenses			\$0

Assumptions: Updated topographic and as-built survey to be provided