

AMENDMENT NO. 3  
CONTRACT NO. 30001585  
FOR  
CBWTP Support Facility

This Contract was made and entered by and between Skylab Architecture LLC, hereinafter called Contractor, and the City of Portland, a municipal corporation of the State of Oregon, by and through its duly authorized representatives, hereinafter called City.

1. Additional work is necessary. The originally authorized STATEMENT OF THE WORK AND PROJECT FEE SCHEDULE as amended is revised as follows:

**Project Background**

To complete the required work for the Conditional Use Master Plan and the design services for the support facility, there is a need for additional services. An increased level of effort is required for the documentation of traffic surveys and stormwater facility design included in the Conditional Use Master Plan funded by Amendment 1. Additional architectural and engineering services are required for phased construction documents, permitting, and construction administration services to construct the road included in the Amendment 2 scope of work. Additional consulting services are required for requested services to provide presentation renderings, waterproofing consultation, enhanced commissioning for LEED credit, and additional cost estimating.

**Scope of Work**

Add to Task "D"

D. Design Development Phase (DD)

7. Prepare a revised 95% DD cost estimate in addition to the estimate prepared at the 50% DD phase as described in the original contract requirements.
12. Prepare a minimum of 3 views of presentation renderings of the completed design of the building set into the actual context of the building site.

Add to Task "E"

E. Construction Documents Phase (CD)

8. Provide consulting services for recommendations on below grade waterproofing and vapor control, exterior envelope system design, horizontal waterproofing and roofing
9. Provide out of phase construction, permitting and bidding documents for the new entrance road and associated infrastructure planned for the support facility building project.
10. Provide services to change construction, permitting and bidding documents to phase the road project in 2 phases.

Add to Task "G"

G. Construction Administration Phase (CA)

6. Provide consulting services for Enhanced Commissioning, LEED credit EAc3 and Fundamental Commissioning Oversight, LEED credit EAp1.

Add to Task "K" (Scope of Work added by Amendment 1)

K. CBWTP Conditional Use Master Plan Update

- 1. Provide graphical assistance in preparing sanitary and storm facility figures for the CBWTP Conditional Use Master Plan Update.
- 2. Provide data collection, data reduction, data results and reusable interactive survey forms to complete the DEQ ECO Rule Documentation Survey for inclusion in the CBWTP Conditional Use Master Plan Update.

**Compensation**

The PROJECT FEE SCHEDULE is adjusted as described in Exhibit "A", Skylab Architecture LLC Project Fee Summary.

- 2. Additional compensation is necessary and shall not exceed \$82,689. The amended not-to-exceed total contract amount is \$1,026,612.

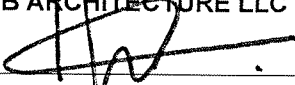
All other terms and conditions shall remain unchanged and in full force and effect.

CONTRACTOR SIGNATURE:

This contract amendment may be signed in two (2) or more counterparts, each of which shall be deemed an original, and which, when taken together, shall constitute one and the same contract amendment.

The parties agree the City and Contractor may conduct this transaction by electronic means, including the use of electronic signatures.

**SKYLAB ARCHITECTURE LLC**

By:  Date: 11.16.14

Name: Jeffrey Kovel

Title: Owner

Address: 413 SW 13<sup>th</sup> Avenue Suite 200 Portland OR 97205

Telephone: 503-525-9315

185099

Contract No. 30001585 Amendment No. 3

Contract Title: CBWTP Support Facility

**CITY OF PORTLAND SIGNATURES:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chief Procurement Officer

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Elected Official

Approved:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Office of City Auditor

Approved as to Form:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Office of City Attorney

185099

**Exhibit "A"**  
**Skylab Architecture LLC**  
**Project Fee Summary**

	Contract No. 30001585	Amendment No. 1	Proposed Amendment No. 2	Proposed Amendment No. 3
<b>1. Direct Costs</b>				
BUILDING & SITE budget	2,500,000	2,575,000	5,095,207	5,203,167
INTERIORS FFE budget	125,000	200,000	350,000	300,000
ROAD budget				
EDUCATION Budget			80,000	80,000
CONTINGENCY		423,750	407,617	416,253
RACC		50,000	100,000	100,000
Rent & Relocate		0	150,000	150,000
	<u>2,625,000</u>	<u>3,248,750</u>	<u>6,182,824</u>	<u>6,249,420</u>
<b>2. Indirect Costs Subtotal</b>	637,862	1,291,286	1,733,583	1,733,583
<b>3. Total Project Budget</b>	<b>3,262,862</b>	<b>4,540,036</b>	<b>7,916,407</b>	<b>7,983,003</b>
<b>4. SKYLAB ARCHITECTURE</b>				
Architecture	115,000	115,000	205,032	205,032
Space Planning and Furniture Specifications	30,000	30,000	30,000	30,000
	<u>145,000</u>	<u>145,000</u>	<u>235,032</u>	<u>235,032</u>
<b>5. CONSULTANTS</b>				
SOLARC A/E PROJECT MANAGEMENT	35,000	35,000	40,294	40,294
CATENA STRUCTURAL ENGINEER	22,005	22,005	25,333	25,333
SOLARC MECHANICAL & PLUMBING	57,340	57,340	66,013	66,013
SOLARC ELECTRICAL	19,920	19,920	22,933	22,933
BIELLA LIGHTING	12,500	12,500	14,391	14,391
SOLARC ENERGY MODELING	21,420	21,420	24,660	24,660
SOLARC COMMISSIONING	22,600	22,600	26,018	26,018
ARCHITECTURAL COST CONSULTANT	12,768	12,768	15,344	20,350
2.INK LANDSCAPE ARCHITECTURE			4,300	4,300
LEED CONSULTANT	24,260	24,260	27,929	27,929
LEED - DESIGN TEAM DOCUMENTATION	22,240	22,240	25,604	25,604
Green Building Services - Enhanced Commissioning				8,800
Façade Group - Waterproofing Consultant				3,500
	<u>250,053</u>	<u>250,053</u>	<u>292,819</u>	<u>310,125</u>
<b>6. Consultant Mark up 5%</b>	12,503	12,503	14,641	15,506
<b>7. LEED REGISTRATION &amp; APPLICATION</b>				
LEED Registration	900	900	900	900
LEED Application	3,220	3,220	3,220	3,220
	<u>4,120</u>	<u>4,120</u>	<u>4,120</u>	<u>4,120</u>
<b>8. TOTAL BUILDING FEE W/ LEED Services</b>	<b>411,676</b>	<b>411,676</b>	<b>546,612</b>	<b>564,783</b>

**Exhibit "A"**  
**Skylab Architecture LLC**  
**Project Fee Summary**

	Contract No. 30001585	Amendment No. 1	Proposed Amendment No. 2	Proposed Amendment No. 3
<b>9. SITE PLANNING</b>				
SKYLAB ARCHITECTURE	24,000	24,000	54,000	54,000
<b>10. SITE PLANNING CONSULTANTS</b>				
SOLARC A/E PROJECT MANAGEMENT	12,500	12,500	22,500	22,500
VIGIL AGRIMIS CIVIL ENGINEER	13,005	13,005	66,857	66,857
THE FELT HAT STRATEGIC PLANNING	13,100	13,100	33,100	33,100
SOLARC ENGINEERING MEP	10,000	10,000	20,000	20,000
2.INK LANDSCAPE ARCHITECTURE	27,538	27,538	83,686	83,686
CATENA STRUCTURAL ENGINEER	1,000	1,000	8,500	8,500
BIELLA LIGHTING	5,000	5,000	12,500	12,500
	<u>82,143</u>	<u>82,143</u>	<u>247,143</u>	<u>247,143</u>
11. Consultant Mark up 5%	4,107	4,107	12,357	12,357
<b>12. TOTAL SITE FEE</b>	<b>110,250</b>	<b>110,250</b>	<b>313,500</b>	<b>313,500</b>
<b>13. ROAD</b>				
SKYLAB ARCHITECTURE - DD				5,390
SKYLAB ARCHITECTURE - Permit				1,500
<b>14. CONSULTANTS</b>				
SOLARC A/E PM & MEP				8,430
2.INK LANDSCAPE ARCHITECTURE - DD				3,519
2.INK LANDSCAPE ARCHITECTURE - Permit				1,520
VIGIL AGRIMIS CIVIL ENGINEER - DD				16,500
VIGIL AGRIMIS CIVIL ENGINEER - Permit				7,750
	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,719</u>
15. Consultant Mark up 5%				1,886
<b>16. TOTAL ROAD FEE</b>				<b>46,495</b>
<b>17. LAND USE CONSULTING -</b>				
Barney & Worth Inc.		79,820	79,820	79,820
Barney & Worth Inc. - CUMP				5,000
VIGIL AGRIMIS CIVIL ENGINEER - VA				6,450
	<u>0</u>	<u>79,820</u>	<u>79,820</u>	<u>91,270</u>
18. Consultant Mark up 5%		3,991	3,991	4,564
<b>19. TOTAL Land Use Fee</b>		<b>83,811</b>	<b>83,811</b>	<b>95,834</b>
<b>20. SKYLAB ARCHITECTURE</b>				
Presentation Renderings - 3 exterior views				6,000
<b>21. CONTRACT</b>	<b>521,926</b>	<b>605,737</b>	<b>943,923</b>	<b>1,026,612</b>