

Exhibit "A"
Skylab Architecture LLC
Project Fee Summary

	Contract No. 30001585	Amendment No. 1	Amendment No. 2	Amendment No. 3	Proposed Amendment No. 4
1. Direct Costs					
BUILDING & SITE budget	2,500,000	4,250,000	5,104,321	5,203,167	6,695,000
INTERIORS FFE budget	125,000	200,000	350,000	300,000	315,000
EDUCATION Budget			80,000	80,000	80,000
CONTINGENCY		423,750	407,617	416,253	225,000
RACC		50,000	100,000	100,000	100,000
Rent & Relocate		0	150,000	150,000	150,000
	2,625,000	4,923,750	6,191,938	6,249,420	7,565,000
2. Indirect Costs Subtotal	637,862	1,291,286	1,733,583	1,733,583	1,733,583
3. Total Project Budget	3,262,862	6,215,036	7,925,521	7,983,003	9,298,583
4. SKYLAB ARCHITECTURE					
Architecture	115,000	115,000	205,032	205,032	348,032
Space Planning and Furniture Specifications	30,000	30,000	30,000	30,000	30,000
	145,000	145,000	235,032	235,032	378,032
5. CONSULTANTS					
SOLARC A/E PROJECT MANAGEMENT	35,000	35,000	40,294	40,294	40,294
CATENA STRUCTURAL ENGINEER	22,005	22,005	25,333	25,333	25,333
SOLARC MECHANICAL & PLUMBING	57,340	57,340	66,013	66,013	66,013
SOLARC ELECTRICAL	19,920	19,920	22,933	22,933	22,933
SOLARC A/E PM & MEP					63,500
BIELLA LIGHTING	12,500	12,500	14,391	14,391	16,891
SOLARC ENERGY MODELING	21,420	21,420	24,660	24,660	24,660
SOLARC COMMISSIONING	22,600	22,600	26,018	26,018	26,018
ARCHITECTURAL COST CONSULTANT	12,768	12,768	15,344	20,350	20,350
2.INK LANDSCAPE ARCHITECTURE			4,300	4,300	4,300
LEED CONSULTANT	24,260	24,260	27,929	27,929	27,929
LEED - DESIGN TEAM DOCUMENTATION	22,240	22,240	25,604	25,604	25,604
Green Building Services - Enhanced Commissioning				8,800	8,800
Façade Group - Waterproofing Consultant				3,500	6,938
	250,053	250,053	292,819	310,125	379,563
6. Consultant Mark up 5%	12,503	12,503	14,641	15,506	18,978
7. LEED REGISTRATION & APPLICATION					
LEED Registration	900	900	900	900	900
LEED Application	3,220	3,220	3,220	3,220	3,220
	4,120	4,120	4,120	4,120	4,120
8. TOTAL BUILDING FEE W/ LEED Services	411,676	411,676	546,612	564,783	780,693
9. SITE PLANNING					
SKYLAB ARCHITECTURE	24,000	24,000	54,000	54,000	54,000
10. SITE PLANNING CONSULTANTS					
SOLARC A/E PROJECT MANAGEMENT	12,500	12,500	22,500	22,500	22,500
VIGIL AGRIMIS CIVIL ENGINEER	13,005	13,005	66,857	66,857	66,857
THE FELT HAT - STRATEGIC PLANNING	13,100	13,100	33,100	33,100	33,100
THE FELT HAT - ENVIRONMENTAL / EDUCATION					12,500
SOLARC ENGINEERING MEP	10,000	10,000	20,000	20,000	20,000

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BUILDING & SITE budget	2,500,000	4,250,000	5,104,321	5,203,167	6,695,000
2.INK LANDSCAPE ARCHITECTURE	27,538	27,538	83,686	83,686	86,726
CATENA STRUCTURAL ENGINEER	1,000	1,000	8,500	8,500	13,614
CATENA STRUCTURAL ENGINEERS - SCULPTURE					8,450
BIELLA LIGHTING	5,000	5,000	12,500	12,500	12,500
	82,143	82,143	247,143	247,143	276,247
11. Consultant Mark up 5%	4,107	4,107	12,357	12,357	13,812
12. TOTAL SITE FEE	110,250	110,250	313,500	313,500	344,059
13. ROAD					
SKYLAB ARCHITECTURE - DD				5,390	5,390
SKYLAB ARCHITECTURE - Permit				1,500	1,500
SKYLAB ARCHITECTURE - CD / CA					10,000
14. CONSULTANTS					
SOLARC A/E PM & MEP				8,430	8,430
SOLARC Electrical					4,320
2.INK LANDSCAPE ARCHITECTURE - DD				3,519	3,519
2.INK LANDSCAPE ARCHITECTURE - Permit				1,520	1,520
VIGIL AGRIMIS CIVIL ENGINEER - Permit				16,500	16,500
VIGIL AGRIMIS CIVIL ENGINEER - DD				7,750	7,750
VIGIL AGRIMIS CIVIL ENGINEER - CD / CA					14,820
VIGIL AGRIMIS CIVIL ENGINEER - 1200C					2,745
	0	0	0	37,719	59,604
15. Consultant Mark up 5%				1,886	2,980
16. TOTAL ROAD FEE				46,495	79,474
17. LAND USE CONSULTING -					
Barney & Worth Inc.		79,820	79,820	79,820	79,820
B&W - Kittleson				5,000	5,000
B&W - VIGIL AGRIMIS CIVIL ENGINEER				6,450	6,450
	0	79,820	79,820	91,270	91,270
18. Consultant Mark up 5%		3,991	3,991	4,564	4,564
19. TOTAL Land Use Fee		83,811	83,811	95,834	95,834
20. SKYLAB ARCHITECTURE					
Presentation Renderings - 3 exterior views				6,000	6,000
21. CONTRACT	521,926	605,737	943,923	1,026,612	1,306,060

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AMENDMENT NO. 4
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:

Background

Phase construction of portions of the project scope including new infrastructure and an entrance road resulted in additional services. An increased level of effort is required for the phased road construction project including architectural, electrical and civil design services for permit and construction administration changes, additional meetings and an extended schedule. Additional architectural and engineering services are required for phased construction documents, permitting, and construction administration services for the design and construction of the building and associated site development. Additional consulting services are required for requested services to provide waterproofing consultation and structural design in conjunction with the public art.

Scope of Work

Add to Task "E"

E. Construction Documents Phase (CD)

11. Provide documents for additional scope of work, design changes, and permit requirements in conjunction with phased road project including site electrical, civil engineering for water service, and civil engineering for 1200C permit work.
12. Provide additional services for the RACC public art installation including structural engineering for the primary site location and 15 temporary site locations.
13. Provide documents for additional scope of work and design changes to waterproofing systems, landscape, mechanical – electrical – plumbing, wayfinding – site sign – education systems, lighting and structural work in conjunction with the building and site development.

Add to Task "G"

G. Construction Administration Phase (CA)

7. Attend weekly construction meetings during an extended schedule period of 7 months in conjunction with the phased road project.

8. Attend additional meetings required during construction of the building and site development.

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 \$279,448. The amended not-to-exceed total contract amount is \$1,306,060.

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: _____

5/24/12

Name: Jeffrey Kovel

Title: Owner

Address: 413 SW 13th Avenue Suite 200

Portland OR

97205

Telephone: 503-525-9315

Contract No. 30001585 Amendment No. 4

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