

**MODIFICATION TO AGREEMENT BETWEEN OWNER AND ARCHITECT
(Modification #2 – June 3, 2016)**

Homer Fire Hall Improvements 2016

This document represents a modification to the "AIA Document B102 – 2007 Standard Form of Agreement between Owner and Architect (without a Predefined Scope of Architectural Services)" dated May 1, 2014 executed between the City of Homer and USKH Inc. (now known as Stantec).

The intent of this modification is to revise the scope of work and budget by adding a design/build task associated with completing improvements to the Homer Fire Hall.

This Modification shall not be binding until it has been properly signed by both parties. Upon execution, this Modification shall supplement the Agreement as it pertains to the project described below.

MODIFICATION NUMBER: 2

PROJECT NAME: Homer Public Safety Building Design (GC/CM)
Fire Hall Improvements

PART 1.0 PROJECT DESCRIPTION

Design and build the following improvements to the Fire Hall (maximum cost \$1,000,000):

Item 1: Replace all existing floor covering within the station.

Item 2: Expand the existing upstairs floor space by incorporating ideas from the original buildings architect, to raise the roof of the last 20 feet of the building to match the rest of the structure line to provide approximately 2000 (50' x41') square feet of additional floor space that could be used as additional bunk rooms for live-in volunteers, a small area for members to exercise and work out, and a large open area. Add exterior exit stairway on east side of building.

Item 3: Repaint exterior of the entire station. Re-stain exterior wood siding, paint all other surfaces.

Item 4: Repaint interior walls of entire station. Bay walls should be painted with coating system that can provide longevity and durability (cover walls subject to impacts with plywood or other damage resistant product to deflect dents and scrapes.

Item 5: Replace the slab flooring in Bays 2 & 3 and fill existing voids under that slab to strengthen the floor and improve surface drainage. Repair/replace floor drains.

Item 6: Complete drainage improvements at the rear of the station, pave the rear parking lot, and repave/repair the front asphalt approach apron.

Item 7: Install vehicle exhaust system in the apparatus bays.

Item 8: Remodel the existing kitchen facilities.

Item 9: Replace exterior stairs (northwest side of building).

Item 10: Construct unheated covered enclosed parking at rear of building for two vehicles and covered only storage for three trailers (two snow machine; one boat).

Item 11: Replace interior and exterior light fixtures with energy efficient fixtures.

This agreement between Stantec and the City of Homer will cover pre-construction activities (including Cornerstone input for constructability and cost effectiveness). It will be amended to add Stantec construction inspection services as necessary. A second agreement will be executed between the Cornerstone and the City to cover construction costs. This second agreement will include provisions for a maximum allowable construction cost (MACC).

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY DESIGN/BUILD TEAM

- Complete a site visit with structural, architectural, mechanical personnel.
- Prepare a letter report establishing feasibility of second floor expansion, cost estimate for all work items, and define final scope of work. Prepare conceptual cost estimate for converting building to natural gas.
- Prepare 35% plans (draft specifications contained on plans)
- Identify local subcontractors qualified to complete each work item.
- Prepare 100% plans (specifications on plans), bid ready.
- Apply for and secure Fire Marshall approval for building expansion/electrical/mechanical work.
- Prepare MACC (may be developed in phases – see schedule below).
- Design completed to allow for construction per schedule below (all construction to be completed by June 30, 2017):

Work Item	Start Construction	End Construction
Items 5 and 6	July 15, 2016	August 15, 2016
Items 2, 9, and 10	August 15, 2016	November 30, 2016
Items 1, 4, 7, 8 and 11	October 1, 2016	April 1, 2017
Item 3	May 1, 2017	June 15, 2017

PART 3.0 OWNER’S RESPONSIBILITIES

Owner’s representative shall provide the design team with direction related to City’s needs for the project throughout the design process, expedite review comments, and processing invoices in a timely manner. Also to:

- Obtain local permits (Conditional use and zoning permits).
- Provide design team with as-built drawings of existing facility.
- Provide list of local contractors.

PART 5.0 PAYMENTS TO ARCHITECT

The maximum payment for the work described above is up to \$72,500. Compensation for this work is on a lump sum basis.

The Architect shall prepare percent complete invoices on a monthly basis, as described in the original contract.

This Contract Modification is executed this 3th day of June, 2016.

City of Homer
"Owner"

Stantec
"Architect"

By: Mary K. Koester

By: Dale Smythe

Signature: 
Title: City Manager

Signature: 
Title: Project Manager – Senior Architect