

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: October 6, 2014

SUBJECT: Architect Fee Modification

PRESENTER: John Mitchell, Business and Community Development Director

ATTACHMENTS: Amendments to Professional Services Agreement
Clark Nexsen Letter 9/24/2014

SUMMARY OF REQUEST:

The Joint Medical Education Facility architectural fees have changed as a result of the final scope of the building. Architectural fees are generally calculated as a percentage of the total construction cost of a project. This modification will address the change in cost, and the resulting architectural fees.

BOARD ACTION REQUESTED:

Accept the modification to the contract with Clark, Nexsen, Inc.

Suggested Motion:

I move to accept the modification to Henderson County's contract with Clark, Nexsen, Inc.

 **AIA** Document G802™ – 2007

Amendment to the Professional Services Agreement

Amendment Number: 002

TO: Mr. John Mitchell
(Owner or Owner's Representative)

In accordance with the Agreement dated: January 6, 2014

BETWEEN the Owner:
(Name and address)

Henderson County
1 Historic Courthouse Square
Suite 5
Hendersonville, NC 28792

and the Architect:
(Name and address)

Clark, Nexsen, Inc.
1 West Pack Square Suite 1501
Asheville, NC 28801

for the Project:

(Name and address)
6th Avenue Interdisciplinary Facility
747 6th Avenue West
Hendersonville, NC

Authorization is requested

- to proceed with Additional Services.
 to incur additional Reimbursable Expenses.

As follows:

Scope as described in attached letter dated September 24, 2014

The following adjustments shall be made to compensation and time.

(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:

One Million Two Hundred Eighty Thousand (\$1,280,000) dollars

Time:

Delivery dates as indicated on the primary project schedule or as mutually agreed upon by the Owner and the Architect.

SUBMITTED BY:

AGREED TO:

(Signature)

Chadwick S. Roberson, AIA, LEED AP BD+C

Principal

(Printed name and title)

9-24-14

(Date)

(Signature)

(Printed name and title)

(Date)

September 24, 2014

CN #5199.E

Henderson County
1 Historic Courthouse Square
Suite 5
Hendersonville, NC 28792

Attn: Mr. John Mitchell

Re: Joint Medical Education Center

Dear Mr. Mitchell,

Clark Nexsen is pleased to present you with this proposal as an amendment to our current agreement dated January 6, 2014. This proposed amendment will be formalized utilizing the attached G802-2007 document. The current design for the JMEC has increased in scope and complexity from our original proposal dated April 10th, 2014. Itemized below are the three major increases we have documented thus far in the design process.

- A. The original building program has grown from 60,000 sf to 95,000.
- B. The program for Pardee has changed from a Medical Office Building to a Cancer Center
- C. The site now includes reworking the parking lot to accommodate the size of the building.

Based on the changes to the program and the increased size of the facility, we are requesting an adjustment to accommodate the additional design efforts required for the project. We have included two separate items. The first addresses the original program with the increased area for the building and the second addresses the change in the program from a Medical Office building to a Cancer Center. The numbers that we are utilizing for this proposal are attached as additional information.

A. Increase from 60,000- 95,000 sf	\$930,000
B. Change from MOB to Cancer Center	<u>\$350,000</u>
Total proposed change	\$1,280,000

We are excluding the following items:

- a. Equipment planning for the Pardee, Wingate, and BRCC spaces. This is a requirement for the project however, it is our understanding that each of the groups will provide the equipment design necessary for their space. Of particular note is the Pardee equipment. Based on our conversations with them, they will be utilizing a professional equipment planner and provide detailed information that we have requested in an email to Pardee on July 19th, 2014. Wingate and BRCC may utilize in house personnel to provide their information and present it to us in a room by room scenario.
- b. Technology- We have included infrastructure design and data layout in our fee proposal. We have not included hardware or equipment design. This is a requirement of the project and will need to be provided independently by the individual tenants.
- c. Furniture, Fixture, and Equipment- We have not included the design requirements for the FFE package in this proposal.

CLARK♦NEXSEN

September 24, 2014

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- d. Please note that we have the capacity to provide the design services for all of the above noted items. We are happy to discuss these in the future, should you decide that this needs to be incorporated into the design of the building.

Attached to this letter is an updated schedule based on our understanding of the revised target dates. It is critical that the owner and design team work together to achieve these dates.

We have attached AIA document G802-2007 that will amend our current agreement.

Thank you again for the continued opportunity to work with you and Henderson County. After you have had a chance to review this document, please do not hesitate to contact me to discuss this further.

Sincerely,

Clark Nexsen, Inc.



Chadwick S. Roberson, AIA

Managing Principal