

AIA DOCUMENT G701

CHANGE ORDER

OWNER

ARCHITECT

CONTRACTOR

FIELD

OTHER

PROJECT
Southern and Western Regional Fire Stations

CHANGE ORDER NUMBER: 004

TO CONTRACTOR
Riskin Associates Architecture, Inc.
227 E. Palace Ave. Suite C
Santa Fe, NM 87501

DATE: April 4, 2012
ARCHITECT'S PROJECT NUMBER: 28-0150-FD/RSM
CONTRACT DATE: December 8, 2008
CONTRACT FOR: Design/Engineering Services

THE CONTRACT IS CHANGED AS FOLLOWS:

Prepare Edgewood drawings for bidding; change scope as directed by County/Fire Department. Change mechanical system to current system, add turning lanes and utility trenches as alternates.

The original Contract Sum was	\$ 422,410.00
The net change by previously authorized Change Orders	\$ 152,594.50
The Contract Sum prior to this Change Order was	\$ 575,004.50
The Contract Sum will be increased by this Change Order in the amount of	\$ 28,031.25
The new Contract Sum including this Change Order will be	\$ 603,035.75

The Contract Time will be **increased** by **to June 30, 2015**.

The date of Substantial Completion as of the date of this Change Order therefore is **refer to AIA B141-1997 Part 1, Section 1.4.2.1 "Term."**

NOTE: Prices do not include NM GRT at the current rate.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT
Riskin Associates Architecture, Inc.
227 E. Palace Ave., Suite C
Santa Fe, NM 87501

CONTRACTOR
Not applicable to this change order

OWNER
Santa Fe County
102 Grant Ave.
Santa Fe, NM 87501



BY (Signature)
Marci L. Riskin

4/4/12

DATE



BY (Signature)

BY (Signature)
Katherine Miller

5.1.12

DATE

Approved as to form
Santa Fe County Attorney

By: 
Date: 7/27/12



RISKIN ASSOCIATES ARCHITECTURE
 227 East Palcos Avenue, Suite C
 Santa Fe, New Mexico 87501
 tel 505.988.0722 fax 773.913.0722
 www.riskinassociates.com

FEE PROPOSAL

To
 From
 Date
 Project

Ron Sandoval
 Marci Riskin
 2.24.12
 Santa Fe County - Western and Southern Fire Stations

1. Fee increase is a lump sum, not hourly. Breakdown provided below is for information only.

Basic
 work description: Required changes to drawings and specs due to Fire Dept. requested scope revisions and alternates requested. Update drawings due to inability to use Municipal Way (re-routing of access to public parking). Update drawings and specs to reflect current code. Re-date and replot all sheets and specs, stamp and sign. Include notes from County about trenching as an alternate.

\$15,581.25 plus GRT at the current rate

Breakdown:
 Civil - \$2980

Project Manager 4 hrs @ \$140/hour = \$560
 Engineer 20 hrs @ \$85/hour = \$1700
 CADD Operator 12 hrs @ \$60/hour = \$720

Structural - \$2200

Principal 1 hr @ \$200/hour = \$200
 Engineer 10.4 hr @ \$125/hour = \$1300
 Drafting 10 hr @ \$70/hour = \$700

Landscape - \$2697.50

Redesign of planting plan and redrawing of planting sheet with new site layout; meetings with irrigation designer and coordination with Architect 11.75 hrs @ \$130/hour = \$1527.50
 Redesign irrigation plan and calculations and redrawing of irrigation plan with new site layout 9 hrs @ \$130/hour = \$1170

Mechanical/Plumbing - \$1045

Mechanical Engineer 2 hrs @ \$120/hour = \$240
 Mechanical Designer 11.5 hrs @ \$70/hour = \$805

Electrical - \$2720

Re-mobilize for project - Engineer 2 hrs @ \$70 + Designer 2 hrs @ \$50 + Admin 2 hr @ \$25 = \$290
 Site Plan Changes (parking and access re-design, delete emerg gen provision, utility line extension, radio tower, delete wind generator) - Engineer 8 hrs @ \$70 + Designer 16 hrs @ \$50 + Admin 1 hr @ \$25 = \$1385
 Building Plan Changes (main entry, mezzanine) - Engineer 4 hrs @ \$70 + Designer 8 hrs @ \$50 + Admin 1 hr @ \$25 = \$705
 Other Plan Changes (revise data drop locations, delete app bay cooling) - Engineer 2 hrs @ \$70 + Designer 4 hrs @ \$50 = \$340

Architectural - \$3938.75

Redesign driveway = 3.75 hrs @ \$105 = \$393.75
 Update 26 sheets (date, code, owner changes, driveway) 26 hrs @ \$105/hr = \$2600
 Coordinate consultants/drawing review/make pdfs/owner meetings = 9 hrs @ \$105 = \$945

Mechanical

work description: Update drawings with different mechanical system to allow for additional zones and elimination of attic space (cost savings to not build this space) as well as future energy savings (this is a much more energy efficient system). We highly recommend this option; this system was not widely available when the drawings were first produced, but now that the system is installed in many buildings and proven, the energy savings and savings in construction are such that we can utilize the system and save money.

\$7,860 plus GRT at the current rate

Breakdown:

Structural - \$1000

Engineer 5.2 hr @\$125/hour = \$650

Drafting 5 hr @ \$70/hour = \$350

Mechanical/Plumbing - \$5280

Rezone HVAC Systems - Mechanical Engineer 4 hrs @ \$120/hour = \$480

Rezone ductwork layout - Mechanical Engineer 12 hrs @ \$120/hour = \$1440

Design Energy Recovery Units (ERVs) for outside air ventilation - Mechanical Engineer 4 hrs @ \$120/hour = \$480

Schedule Mitsubishi units and ERVs - Mechanical Engineer 4 hrs @ \$120/hour = \$480

Design piping, power and control diagrams for Mitsubishi system by computer program - Mechanical Engineer 6 hrs @ \$120/hour = \$720

Drafting and Mitsubishi condensate drain piping design - Mechanical Designer 24 hrs @ \$70/hour = \$1680

Electrical - \$1580

Coordinating with Mechanical Engineer - Engineer 2 hrs @\$70 + Designer 2 hrs @\$50 = \$240

Electrical Plan Revisions - Engineer 4 hrs @\$70 + Designer 12 hrs @\$50 + Admin 1 hr @\$25 = \$905

Panel Schedule and Service Drawing - Engineer 3 hrs @\$70 + Designer 4 hrs @\$50 + Admin 1 hr @\$25 = \$435

Architectural

no charge

Turn Lanes

work description: add turn lanes to project scope as an alternate

\$4,590 plus GRT at the current rate

Civil - \$4590

Project Manager 6 hrs @\$140/hour = \$840

Engineer 30 hrs @ \$85/hour = \$2550

CADD Operator 20 hrs @ \$60/hour = \$1200

Architectural

no charge

ADDITIONAL INFORMATION

All drawings:

- change date on all drawings/restamp/re-sign
- changes by owner as outlined below
- there are architectural changes which will require you to put a new base in every drawing that has a floor plan
- testing needs to be by Contractor/paid for by Contractor - update all specs

Architectural:

- all drawings change due to date
- change drawings affected by code change (including code analysis)
- change cover sheets with new info
- site plan change due to Edgewood not building Municipal Way
- architectural changes per owner scope changes - affect all drawings - see below for changes
- coordinate all drawings - check to make sure drawings have been updated

Civil:

- site plan will change per Edgewood not building Municipal Way - we will be reorienting the visitor parking lot and accessing on site rather than from the road to the south which is not built yet - this will mean most drawings will need a new base and will mean new grading for that area - we won't show that road either
- relocate cistern per new site plan and potable water/cistern sensor/pump for maintenance
- eliminate generator enclosure and pad (stub up remains) per owner scope change
- add turning lanes as an alternate per owner request
- show diesel pad as an alt per owner scope change
- there may be water in the right of way - may have to adjust sheet 5 - per discussions with Edgewood

Landscape:

- site plan will change per Edgewood not building Municipal Way - all drawings change
- redesign landscaping affected by site plan change

Structural:

- mezzanine will have plywood floor only - not concrete
- they may want to switch to a different mechanical system - we'll need a separate price to change drawings to eliminate the attic area where there are currently mech units
- we will have a pull down ladder in the floor of room 116 instead of the ladder on the app bay wall to access the mezzanine attic space
- add structure for operable partition to eliminate manufacturer providing
- we are raising one app bay door on each side to 14' tall per owner scope
- sunshades are eliminated per owner scope change

Electrical:

- eliminate data drops that were eliminated in Rancho per owner scope change
- eliminate generator enclosure and pad (stub up remains) per owner scope change
- no apparatus bay cooling, even as an alternate - remove from plans - per owner scope change
- site plan will change - we will be reorienting the visitor parking lot and accessing on site rather than from the road to the south which is not built yet - this will mean new base for elec site plan and lighting will need to be adjusted
- because of this, we'll also need to adjust the entrance - move driveover and gates to access staff parking ES0.1
- also because entrance for visitors moves, we need to move lighting for sign shown on ES0.2
- ES2.0 - doorbell chimes - move to room 107 and near 130 - we need two of them
- add utility extension (outside of property lines) as an alternate per Ron request
- eliminate plugmold in storage rooms per owner scope change
- we had the radio tower pad as an alt - this is eliminated entirely - per owner scope change
- no future wind generator - remove from plans ES0.1 - per owner scope change

Plumbing:

- no apparatus bay cooling, even as an alternate - remove from plans M2.2 per owner scope change
- change Ptraps to new type (I think that involved changing the access panel, too?) - per new codes
- site plan will change - we will be reorienting the visitor parking lot and accessing on site rather than from the road to the south which is not built yet - this will mean new base for util site plan
- add utility extension (outside of property lines) as an alternate per Ron
- we are changing the slope of the apparatus bay, so trench drains will need to move per owner change

Mechanical

- update per current code and standards

any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

...
§ 1.3.8.4 This Agreement may be terminated by either party upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination. The non-breaching party shall give the breaching party written notice of termination specifying the grounds for the termination. The termination shall be effective seven (7) days from the breaching party's receipt of the notice of termination, during which time the breaching party shall have the right to cure the breach. If, however, the breach cannot with due diligence be cured within seven (7) days, the breaching party shall have a reasonable time to cure the breach, provided that, within seven (7) days of its receipt of the written notice of termination, the breaching party (i) began to cure the breach and (ii) advised the non-breaching party in writing that it intended to cure.

...
§ 1.3.8.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 1.3.8.7.1.3.8.7, but shall not be liable for any work performed after the effective date of termination.

§ 1.3.8.7 Termination Expenses are in addition to compensation for the services of the Agreement and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect compensated.

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§ 1.3.9.1 Payments on account of services rendered and for Reimbursable Expenses incurred shall be made monthly upon presentation of the Architect's statement of services. No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the Work other than those for which the Architect has been adjudged to be liable services

...
§ 1.4.2.1 Term. This Agreement shall, upon due execution by all parties, become effective as of the date first written above and shall terminate on June 30, 2012, unless earlier terminated pursuant to Section 1.3.8, TERMINATION, of this Agreement.

§ 1.4.2.2 Status of Architect. Architect and its agents and employees are independent Architects and are not employees or agents of the Owner. Accordingly, Architect and its agents and employees shall not accrue leave, participate in retirement plans, insurance plans, or liability bonding, use the Owner's vehicles, or participate in any other benefits afforded to employees of the Owner. Except as may be expressly authorized elsewhere in this Agreement, Architect has no authority to bind, represent, or otherwise act on behalf of the Owner and agrees not to purport to do so.

§ 1.4.2.3 Appropriations. This Agreement is contingent upon sufficient appropriations and authorizations being made for performance of this Agreement by the Board of County Commissioners of County and/or, if state funds are involved, the Legislature of the State of New Mexico. If sufficient appropriations and authorizations are not made in this or future fiscal years, this Agreement shall terminate upon written notice by the Owner to Architect. Such termination shall be without penalty

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User Notes:

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