Amendment to the Professional Services Agreement

PROJECT: (name and address)
Aquatic Center Expansion & The Loop
@ J.R. Martin Park

Republic, Missouri 65738

OWNER: (name and address) City of Republic, Missouri 213 North Main Street Republic, Missouri 65738 AGREEMENT INFORMATION:

Date: February 1, 2022

AMENDMENT INFORMATION:

Amendment Number: 001

Date: September 7, 2022

ARCHITECT: (name and address)
Sapp Design Associates Architects
3750 South Fremont
Springfield, Missouri 65804

The Owner and Architect amend the Agreement as follows:

The original base contract dated February 1, 2022 has provisions on pages 2 and 3 as follows: "Phase II Services: The remaining architectural services for final design, plans, and construction contingent upon successful renewals of parks sales taxes on August 2, 2022. Construction to be slated for 2023/2024 if taxes should pass."

Project "A" - Aquatic Center Expansion: This project generally consists of the following:

- A new Poolhouse to accommodate equipment, lifeguard and concessions activities;
- A "Lazy River" with a zero entry access and play zone;
- Double slides;
- Seating Terraces;
- Cabanas;
- Large and Medium sized Party Pavilions;
- Shade Structures;
- Development of Food Truck pavilion/area;
- Expanded Parking Lot.

The anticipated Probable Costs of the Work is \$6,600,000.00 not including Project Expenses. See attached Exhibits "A" and "B."

Project "C" - The Loop @ J.R. Martin Park: This project generally consists of the following:

- A new "open-air" Multipurpose Pavilion;
- A new Restroom/Support building;
- Outdoor terraced patio with multiple shade structures;
- A new playground area;
- Expanded Parking lot and Food Truck/Vendor Plaza;
- A paved Walking Trail/Loop around the existing park.

The anticipated Probable Costs of the Work is \$1,500,000.00 not including Project Expenses.

See attached Exhibits "C" and "D."

Architectural/Engineering scope of services include basic Architectural services (Schematic Design, Design Development, Construction Documents, Bidding and Construction Administration phase services) including MEP, Structural engineering, Civil engineering, Landscape Architecture, and Aquatics Design Specialist. Land Surveying and Geotechnical services are excluded.

Projects "A" and "C" will be designed and developed independent of one another. Each project will have its own set of Construction Documents, separate Bidding cycles, General Contractor(s) and Construction Administration phases.

It is assumed that the project delivery method for each project will be a traditional Design-Bid-Build approach with the work being bid and executed by each respective General Contractor.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Project "A" - Aquatic Center Expansion: Compensation:

The Basis for Compensation for Project "A" will be a percentage of construction cost rate of ten and three quarters percent (10.75%) fee for all items designed, specified and coordinated by the Architect and is inclusive of the Contractor's Base Bid, all Bid Alternates, Profit, Overhead, Bonds and Insurance Cost.

Project "C" - The Loop @ J.R. Martin Park: Compensation:

The Basis for Compensation for Project "C" will be a percentage of construction cost rate of eleven percent (11%) fee for all items designed, specified and coordinated by the Architect and is inclusive of the Contractor's Base Bid, all Bid Alternates, Profit, Overhead, Bonds and Insurance Cost.

Schedule Adjustment:

Commencement and Substantial Completion of the work shall be immediately following the execution of this contract Amendment and it is anticipated the projects will achieve Substantial Completion as outlined below.

Project "A" - Aquatic Center Expansion: Timeline:

It is anticipated that the Aquatic Center Expansion project will be bidding in March/April 2023, and targeting to have the Lazy River operational and open to the public in late May 2024.

Project "C" - The Loop @ J.R. Martin Park: Timeline:

It is anticipated that The Loop project will be bidding in April/May 2023 and targeting to have The Loop project operational and open to the public in June 2024.

Exhibits:

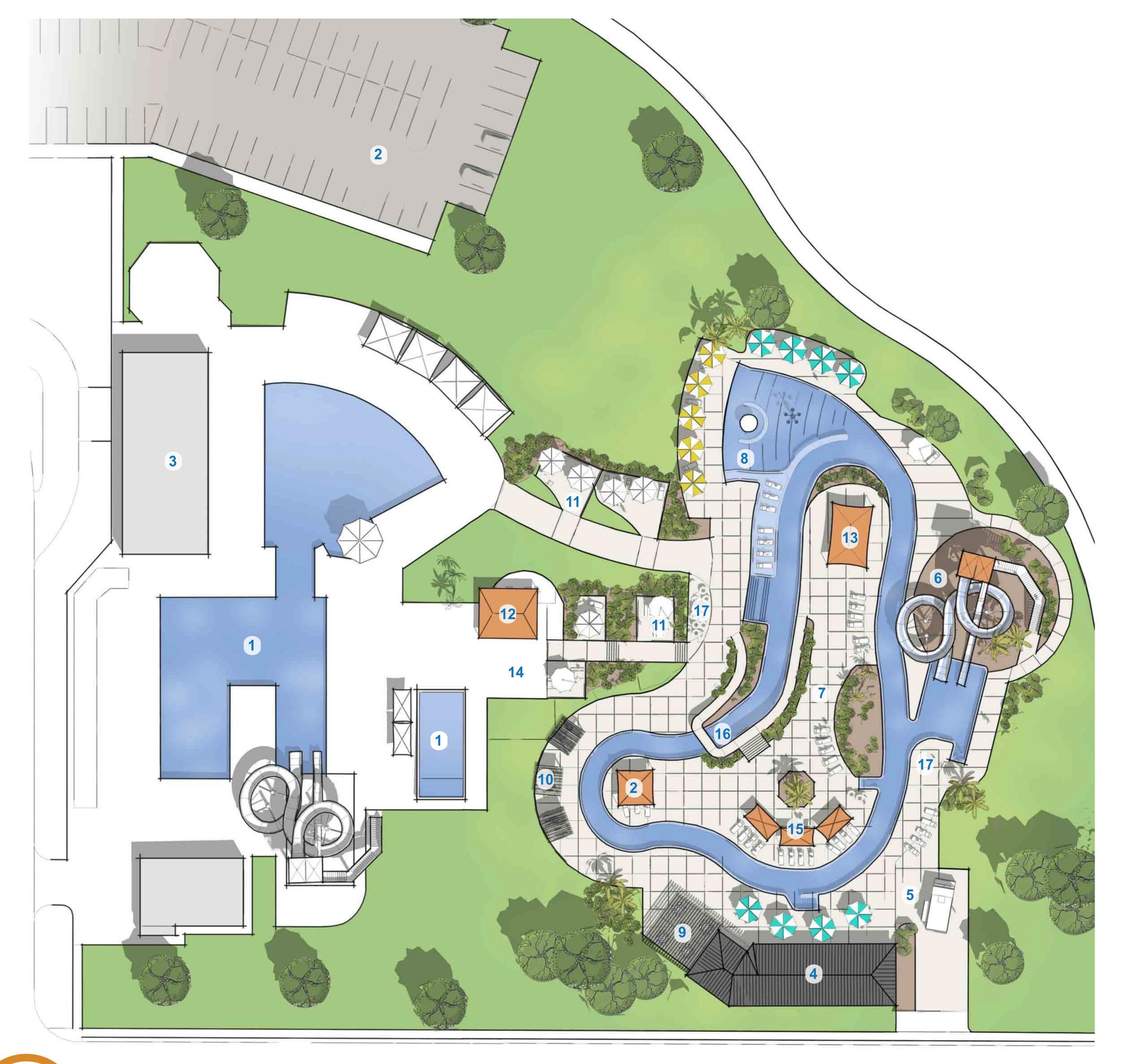
- A Aquatic Center Expansion Conceptual Aerial View
- B Aquatic Center Expansion Conceptual Site Plan
- C The Loop @ J.R. Martin Park Conceptual Aerial View
- D The Loop @ J.R. Martin Park Enlarged Plaza Aerial View
- E The Loop @ J.R. Martin Park Probable Cost of Work
- F Aquatic Center Expansion Probable Cost of Work

This Agreement entered into as of the day and year first written above.

The individual signing below hereby represents and warrants that, with the express approval of the City of Republic, s/he is duly authorized on behalf of the City of Republic to execute and deliver this Agreement on behalf of the City of Republic, Missouri and that this Agreement is binding upon the City of Republic in accordance with its terms.

SIGNATURES:	
Sapp Design Associates Architects	City of Republic, Missouri
ARCHITECT (Firm pame)	OWNER (Firm name)
SIGNATURE	SIGNATURE
Michael Sapp, AIA, NCARB,	
President	Legal Authorized Signature
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
10.13.2022	
DATE	DATE





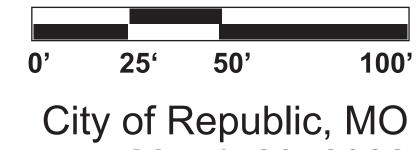


- 1 EXISTING AQUATIC CENTER
- **2 PARKING ADDITION**
- **3 EXISTING POOLHOUSE**
- **4 NEW POOLHOUSE**
- 5 FOOD TRUCK PAVILION
- 6 DOUBLE SLIDES
- 7 ISLAND
- 8 ZERO-ENTRY
- 9 CONCESSIONS PERGOLA
- 10 CABANAS
- 11 TERRACES
- 12 LARGE PARTY PAVILION
- 13 MEDIUM PARTY PAVILION
- 14 OUTDOOR LIVING ROOM
- 15 SHADE STRUCTURE
- 16 BRIDGE/RAMP
- 17 INNER TUBE STORAGE



March 29, 2022





PARKS REPUBLIC AQUATICS CENTER LAZY RIVER EXPANSION





PROBABLE COST OF WORK

PROJECT: Republic Parks - J.R.Martin Park

PHASE: Schematic Design - FIXED BUDGET

DATE: October 13, 2022





DRAFT-FOR REVIEW

reference notice to	Owner, Item "I" below.							PROBABLE RAN	IGE
A. construction							(VAL	UES ARE IN 2022 DOLLARS.	INFLATION IS
THE ITEMS BELOW I	N "A" ARE INTENDED TO BE UNDER THE G.C. CONTRACT						NOT	NCLUDED. Values are roui	
	n, new/modified site utilities						neare	est thousand)	
Misc. drive lane	demo, electrical, water, stormwater, site and pathway lighting.	1	ls	\$400,000 to	\$440,000				
	ers Market; (80' x 50' - 4,000sf)								
Open-Air, expose	ed structure, unit heaters/fans, power/lights	1	ea	\$485,000 to	\$533,500				
3. Concessions Bui									
Concessions, Sto	prage	1	ea	\$265,000 to	\$291,500				
4. Plaza (14,000sf)									
Benches, landsca	aping	1	ea	\$180,000 to	\$198,000				
5. Tower Marquee/				40	4.0		•	ues shown are prelimin	•
Open structure, si	ignage		ls	\$0 to	\$0		adj	usted to provide a total	
	ent (1,500 lf @ 8' wide asphalt)		1.	Ć125 000 L	6127 500			budget of \$1,500,000 (•
	s, furnishings and other amenities	1	ls	\$125,000 to	\$137,500			contingency)	
7. Playground / scu		1	la.	¢200 000 to	¢220.000				
	ctures, lighting, benches, furnishings	I	ls	\$200,000 to	\$220,000				
	estrian Boulevard (25,000 sf stamped concrete)	1	ls	\$300,000 to	\$330,000	ı			
	ing, and other amenities		15	\$300,000 tO	3330,00C				
9. Parking Lot Expa	ansion (32,000sf) ent, striping, signage	1	ls	\$200,000 to	\$220,000		1		
		1		Ψ <u></u> =00,000 t0	7220,000		1		
	Lighting, Art, irrigation (approx 12,000sf landscaped areas) tings, misc. irrigation, art on display	1	ls	\$165,000 to	\$181,500	<u> </u>			
200a, pian				Q200,000 tO	7-0-,000				
	TOTAL CONSTRUCTION BASE BID TARGET					Α	\$	1,245,000 to \$	1,365,000
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(This amount allo	ows for unanticipated conditions, misc. offissions, upgrades, et	c.,							
C. BID ALTERNA	TES								
1. TBD		allowance		\$ - to	•				
2. TBD		allowance		\$ - to					
3. TBD		allowance		> -	\$ -				
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D. PROJECT EXPRESENCE Notice to Consultants A 2. OTHER SPECIAL 3. ADMINISTRATIVE Bid printing, Adv. 4. PROPERTY ACQU. 5. OTHER 6. LANDSCAPING A 7. F.F.& E. (Furnitur a. AV Equipmer b. Security Syste. Phone Syster d. IT Equipmen e. Special Decof. Special Equip g. Furniture (m. Athletic Equip. 1. Other 8. OWNER PREP CC. 9. PROJECT EXPEN.	TOTAL CONSTRUCTION COST - BASE BID ONLY (included TOTAL CONSTRUCTION COST - BASE BID ONLY (included TOTAL CONSTRUCTION COST - BASE BID & ALTERNATOTAL CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acoust E COSTS ertising, Building Permit, legal and accounting fees, financing collistion LLOWANCE (if not included in Site work above.) Ter, Fixtures, and Equipment): Reference Notice to Owner, Item in the company of the	des construction ES (includes construction) Sting, and other as tical, etc. as may be costs, other as own struction 'III" below.	s nece be agr	ssary. eed upon. y determine.	ency) Allowance	A+B+C A+B+C 20%-25% D A+B+D	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,369,500 to \$ 1,369,500 to \$ - to \$	1,501,500 - - 375,375 1,876,875
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NOTICE TO OWNER

- I. The preceding values are allowances only; actual costs may vary.
- II. This Budget Study represents the Architect's understanding of the Owner's Budget, and is not intended to be used as a formal accounting tool.
- III. FF&E values are speculative allowances only and must be confirmed by the Owner.
- IV. Project Expenses are intended to alert the Project Owner that other expenses beyond construction are generally required in order to complete the entire project. There may be additional items not listed here, and
- the Owner must identify and confirm all possible cost items, and the amounts to be budgeted.

 V. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.
- VI. The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6 of the Agreement between Owner and Architect; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.
- VII. Also reference AIA B101 Standard Form of Agreement between Owner and Architect.

PROBABLE COST OF WORK

Republic Parks - Aquatics Center (RAC)

Schematic Design - FIXED BUDGET **PHASE:**

DATE: October 13, 2022







OPINION AND STUDY OF PROBABLE COSTS: ACTUAL COSTS MAY VARY: THIS IS NOT AN ESTIMATE OF ACTUAL OR FINAL COSTS.

A. construction								PROBABLE RAN	
THE ITEMS DELOW!	ON BASE BID N "A" ARE INTENDED TO BE UNDER THE G.C. CONTRACT						,	LUES ARE IN 2022 DOLLARS OT INCLUDED. Values are ro	
	new/modified site utilities							nearest thousand	
Misc. demo, ele	ctrical, water, stormwater, site and pathway lighting	1	ls	\$320,000 to	\$352,000				
	r Play (Aquatic Design scope-of-work)								
2a. Bungee Feat 2b. Small Play F		1	ls ls	\$90,000 to \$100,000 to	\$99,000 \$110,000				
2c. Large Slide i		1		\$500,000 to	\$550,000				
	res in Zero Depth	1		\$35,000 to	\$38,500				
2e. Lazy River Pu	umps te (20,800sf water surface)	1		\$200,000 to \$2,305,000 to	\$220,000 \$2,535,500				
2g. Bridge to int		1		\$250,000 to	\$2,535,500				
2h. Concrete Po	ol Deck (21,000sf)	1	ls	\$210,000 to	\$231,000				
	pport Building-Facility htrooms/Changing rm., Lifeguard Office, Concessions(2,500s)	f) 1	ls	\$700,000 to	\$770,000				
4. Large Pavilion (Open structure, I	1,200sf) lighting, spot heat, fans, misters, BBQ area	1	ea	\$135,000 to	\$148,500			ues shown are prelimina	
5. Small Pavilion(s							adj	justed to provide a total	
Open structure, f	fans, misters	2	ea	\$40,000 to	\$50,000			budget of \$6,000,000 (i contingency)	nctuaing
6. Small Cabanas	(100sf-150sf)	4	ea	\$15,000 to	\$20,000			contingency	
7. Outdoor Living	Rm	1	ea	\$50,000 to	\$55,000				
8. Sidewalks and S	Service Drive								
	drive, ext. stairs and ramp(s)	1	ls	\$200,000 to	\$220,000				
9. Landscaping, A									
Seed, sod, plan	ntings, misc. irrigation, art on display	1	ls	\$350,000 to	\$385,000				
10. Parking Lot Ex Asphalt paveme		1	ls	\$70,000 to	\$77,000				
	TOTAL CONSTRUCTION BASE BID TARGET					А	\$	6,400,000 to \$	6,700,00
PROJECT CO	NTINGENCIES								
1. CONSTRUCTION						5% B	\$	320,000 to \$	335,00
(This amount all	ows for unanticipated conditions, misc. omissions, upgrades, ϵ	etc.)							
BID ALTERNA	TEC								
1. TBD	11E2	allowance		\$ - to	\$ -				
2. TBD		allowance		\$ - to	•				
3. TBD		allowance		\$ -	\$ -				
4 Canaturation Ca	nationary Did Alternatus Only	مم مدرس ما الم		Ċ 1-	Ċ				
	ontingency - Bid Alternates Only ATES: (Fees & services incl. in Project Expenses below.)	allowance		\$ - to	\$ -	С	\$	- to \$	
	ATES: (Fees & services incl. in Project Expenses below.)				\$ -			•	
	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu	ides construction		tingency)		A+B	\$	6,720,000 to \$	7,035,000
	ATES: (Fees & services incl. in Project Expenses below.)	ides construction		tingency)			\$	•	7,035,000 7,035,000
	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA	ides construction		tingency)		A+B	\$	6,720,000 to \$	
TOTAL ALTERNA	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES	ides construction		tingency)		A+B	\$	6,720,000 to \$	
D. PROJECT EXP	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA	ides construction TES (includes coi	nstru	tingency) ction continge		A+B	\$	6,720,000 to \$	
PROJECT EXPerence Notice to 1. CONSULTANTS A 2. OTHER SPECIAL	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology. CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acou	Ides construction TES (includes con	neces	tingency) ction continge		A+B	\$ \$	6,720,000 to \$ 6,720,000 to \$	7,035,00
PROJECT EXP eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Te CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acou E COSTS	Ides construction TES (includes con esting, and other as stical, etc. as may b	neces e agre	tingency) ction continge ssary. eed upon.		A+B	\$	6,720,000 to \$ 6,720,000 to \$	7,035,00
PROJECT EXE eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acou E COSTS Vertising, Building Permit, legal and accounting fees, financing of	Ides construction TES (includes con esting, and other as stical, etc. as may b	neces e agre	tingency) ction continge ssary. eed upon.		A+B	\$ \$	6,720,000 to \$ 6,720,000 to \$	7,035,00
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PROJECT EXP eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv 4. PROPERTY ACQU 5. OTHER 6. LANDSCAPING A	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclutoTOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acou E COSTS Vertising, Building Permit, legal and accounting fees, financing of UISITION ALLOWANCE (if not included in Site work above.)	esting, and other as stical, etc. as may b	neces e agre	tingency) ction continge ssary. eed upon.		A+B	\$ \$	6,720,000 to \$ 6,720,000 to \$ - to \$	7,035,00
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PROJECT EXP eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv 4. PROPERTY ACQU 5. OTHER 6. LANDSCAPING A 7. F.F.& E. (Furnitur a. AV Equipmer b. Security Sys c. Phone Syste d. IT Equipmer e. Special Decc f. Special Equip g. Furniture (r h. Athletic Equ i. Other 8. OWNER PREP CC	TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID ONLY (inclu TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acou E COSTS Vertising, Building Permit, legal and accounting fees, financing of UISITION ALLOWANCE (if not included in Site work above.) Tre, Fixtures, and Equipment): Reference Notice to Owner, Item Int Total Company of Company	esting, and other as stical, etc. as may b costs, other as owned. "III" below.	neces e agre	tingency) ction continge ssary. eed upon.		A+B	\$ \$	- to \$ -	7,035,00
PROJECT EXP eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv 4. PROPERTY ACQU 5. OTHER 6. LANDSCAPING A 7. F.F.& E. (Furnitur a. AV Equipmer b. Security Sys c. Phone Syste d. IT Equipmer e. Special Deco f. Special Equip g. Furniture (r h. Athletic Equ i. Other 8. OWNER PREP CO	TOTAL CONSTRUCTION COST - BASE BID ONLY (incluments) TOTAL CONSTRUCTION COST - BASE BID & ALTERNA PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acouse COSTS Vertising, Building Permit, legal and accounting fees, financing of UISITION ALLOWANCE (if not included in Site work above.) Technology Tech	esting, and other as stical, etc. as may b costs, other as owned. "III" below.	neces e agre	tingency) ction continge ssary. eed upon.		A+B	\$ \$	- to \$ -	7,035,00
eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv 4. PROPERTY ACQU 5. OTHER 6. LANDSCAPING A 7. F.F.& E. (Furnitur a. AV Equipmer b. Security Sys c. Phone Syste d. IT Equipmer e. Special Decc f. Special Equip g. Furniture (r h. Athletic Equ i. Other 8. OWNER PREP CC	TOTAL CONSTRUCTION COST - BASE BID ONLY (incluments) PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technology E COSTS Vertising, Building Permit, legal and accounting fees, financing of UISITION ALLOWANCE (if not included in Site work above.) Te, Fixtures, and Equipment): Reference Notice to Owner, Item and the orations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, if not included in Compensations, Graphics, Artwork, Interior Signs, Interior	esting, and other as stical, etc. as may b costs, other as owned. "III" below.	neces e agre	tingency) ction continge ssary. eed upon. y determine.	ency)	A+B A+B+C	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- to \$ -	1,758,75
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eference Notice to 1. CONSULTANTS A 2. OTHER SPECIAL 3. ADMINISTRATIVI Bid printing, Adv 4. PROPERTY ACQU 5. OTHER 6. LANDSCAPING A 7. F.F.& E. (Furnitur a. AV Equipmer b. Security Sys c. Phone Syste d. IT Equipmer e. Special Decor f. Special Equip g. Furniture (r h. Athletic Equ i. Other 8. OWNER PREP CO 9. PROJECT EXPEN	TOTAL CONSTRUCTION COST - BASE BID ONLY (incluments) PENSES Owner, Item "II" below. AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Technical Consultants: Civil, Interior Designer, Landscape Arch., Acouse COSTS Vertising, Building Permit, legal and accounting fees, financing of UISITION ALLOWANCE (if not included in Site work above.) Tre, Fixtures, and Equipment): Reference Notice to Owner, Item and the control of the component of	esting, and other as stical, etc. as may b costs, other as owned. "III" below.	neces e agra er ma	tingency) ction continge ssary. eed upon. y determine.	Allowance 2	A+B+C A+B+C 20%-25% D A+B+D	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6,720,000 to \$ 6,720,000 to \$ - to \$	1,758,75 8,793,75
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NOTICE TO OWNER

- The preceding values are allowances only; actual costs may vary.
- II. This Budget Study represents the Architect's understanding of the Owner's Budget, and is not intended to be used as a formal accounting tool.
- III. FF&E values are speculative allowances only and must be confirmed by the Owner.
- IV. Project Expenses are intended to alert the Project Owner that other expenses beyond construction are generally required in order to complete the entire project There may be additional items not listed here, and the Owner must identify and confirm all possible cost items, and the amounts to be budgeted.
- V. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.
- VI. The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6 of the Agreement between Owner and Architect; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

VII. Also reference AIA B101 - Standard Form of Agreement between Owner and Architect.