



AIA[®] Document G802[™] – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Aquatic Center Expansion & The Loop
@ J.R. Martin Park
Republic, Missouri 65738

AGREEMENT INFORMATION:

Date: February 1, 2022

AMENDMENT INFORMATION:

Amendment Number: 001

Date: September 7, 2022

OWNER: *(name and address)*

City of Republic, Missouri
213 North Main Street
Republic, Missouri 65738

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

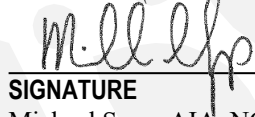
This Agreement entered into as of the day and year first written above.

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

ARCHITECT (*Firm name*)



SIGNATURE

Michael Sapp, AIA, NCARB,
President

PRINTED NAME AND TITLE

10.13.2022

DATE

City of Republic, Missouri

OWNER (*Firm name*)

SIGNATURE

Legal Authorized Signature

PRINTED NAME AND TITLE

DATE



**PARKS
& RECREATION**

REPUBLIC AQUATICS CENTER LAZY RIVER EXPANSION

**SAPP
DESIGN
ARCHITECTS**

City of Republic, MO
March 29, 2022

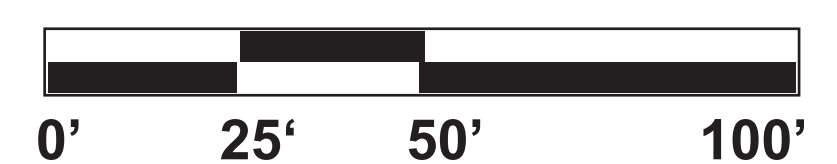
AQUATIC DESIGN
CONSULTANTS, INC.



- 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

**SAPP
DESIGN
ARCHITECTS**

AQUATIC DESIGN
CONSULTANTS, INC.



City of Republic, MO
March 29, 2022



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

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

Reference Notice to Owner, Item "I" below.					PROBABLE RANGE			
A. CONSTRUCTION BASE BID					(VALUES ARE IN 2022 DOLLARS. INFLATION IS NOT INCLUDED. Values are rounded to the nearest thousand)			
THE ITEMS BELOW IN "A" ARE INTENDED TO BE UNDER THE G.C. CONTRACT					Values shown are preliminary and will be adjusted to provide a total construction budget of \$1,500,000 (including contingency)			
1. Misc. Demolition, new/modified site utilities... Misc. drive lane demo, electrical, water, stormwater, site and pathway lighting...		1	ls	\$400,000 to			\$440,000	
2. Pavilion - Farmers Market; (80' x 50' - 4,000sf) Open-Air, exposed structure, unit heaters/fans, power/lights...		1	ea	\$485,000 to			\$533,500	
3. Concessions Building (1,000sf) Concessions, Storage		1	ea	\$265,000 to			\$291,500	
4. Plaza (14,000sf) Benches, landscaping		1	ea	\$180,000 to			\$198,000	
5. Tower Marquee/Element Open structure, signage...			ls	\$0 to			\$0	
6. Trails development (1,500 lf @ 8' wide asphalt) Lighting, benches, furnishings and other amenities...		1	ls	\$125,000 to			\$137,500	
7. Playground / sculptures Swings, play structures, lighting, benches, furnishings		1	ls	\$200,000 to			\$220,000	
8. Food Truck-Pedestrian Boulevard (25,000 sf stamped concrete) Pavements, lighting, and other amenities...		1	ls	\$300,000 to			\$330,000	
9. Parking Lot Expansion (32,000sf) Asphalt pavement, striping, signage...		1	ls	\$200,000 to			\$220,000	
10. Landscaping, Lighting, Art, irrigation (approx 12,000sf landscaped areas) Seed, sod, plantings, misc. irrigation, art on display...		1	ls	\$165,000 to			\$181,500	
TOTAL CONSTRUCTION BASE BID TARGET							A	\$ 1,245,000 to \$ 1,365,000
B. PROJECT CONTINGENCIES								
1. CONSTRUCTION CONTINGENCY (This amount allows for unanticipated conditions, misc. omissions, upgrades, etc.)			10%	B			\$ 124,500 to \$ 136,500	
C. BID ALTERNATES								
1. TBD		allowance	\$ - to \$ -					
2. TBD		allowance	\$ - to \$ -					
3. TBD		allowance	\$ - \$ -					
4. Construction Contingency - Bid Alternates Only		allowance	\$ - to \$ -					
TOTAL ALTERNATES: (Fees & services incl. in Project Expenses below.)				C	\$ - to \$ -			
TOTAL CONSTRUCTION COST - BASE BID ONLY (includes construction contingency)					A+B	\$ 1,369,500 to \$ 1,501,500		
TOTAL CONSTRUCTION COST - BASE BID & ALTERNATES (includes construction contingency)					A+B+C	\$ 1,369,500 to \$ 1,501,500		
D. PROJECT EXPENSES								
Reference Notice to Owner, Item "II" below.								
1. CONSULTANTS AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Testing, and other as necessary.					\$ - to \$ -			
2. OTHER SPECIAL CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acoustical, etc. as may be agreed upon.								
3. ADMINISTRATIVE COSTS Bid printing, Advertising, Building Permit, legal and accounting fees, financing costs, other as owner may determine.					\$ - to \$ -			
4. PROPERTY ACQUISITION					\$ - to \$ -			
5. OTHER					\$ - to \$ -			
6. LANDSCAPING ALLOWANCE (if not included in Site work above.)					\$ - to \$ -			
7. F.F.& E. (Furniture, Fixtures, and Equipment): Reference Notice to Owner, Item "III" below.					\$ - to \$ -			
a. AV Equipment					\$ - to \$ -			
b. Security System					\$ - to \$ -			
c. Phone System					\$ - to \$ -			
d. IT Equipment					\$ - to \$ -			
e. Special Decorations, Graphics, Artwork, Interior Signs, if not included in Construction					\$ - to \$ -			
f. Special Equipment					\$ - to \$ -			
g. Furniture (moveable furniture, shelving, etc.)					\$ - to \$ -			
h. Athletic Equipment					\$ - to \$ -			
i. Other					\$ - to \$ -			
8. OWNER PREP COSTS (moving, floor prep, staff costs, etc. as may be determined)					\$ - to \$ -			
9. PROJECT EXPENSE CONTINGENCY					\$ - to \$ -			
TOTAL PROJECT EXPENSES					Allowance 20%-25% D	\$ 273,900 to \$ 375,375		
TOTAL PROJECT BUDGET (without Alternates)					A+B+D	\$ 1,643,400 to \$ 1,876,875		
TOTAL PROJECT BUDGET (including All Alternates)					A+B+C+D	\$ 1,643,400 to \$ 1,876,875		
E. OTHER PROJECT COMPONENTS (as Owner may determine)					E	\$ - to \$ -		
Other separate Capital Improvements not administered by Architect, e.g.: Land Cost, Road Costs, Abatement, Other Fees, Contingencies, or other special preparations or costs as Owner may wish to include in Project Budget.								
TOTAL OVERALL PROJECT BUDGET (without Alternates)					A+B+D+E	\$ 1,643,400 to \$ 1,876,875		
TOTAL OVERALL PROJECT BUDGET (including All Alternates)					A+B+C+D+E	\$ 1,643,400 to \$ 1,876,875		
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.								

