



Board of County Commissioners  
 Clackamas County

Members of the Board:

Approval of Amendment # 2 between Business and Community Services and Opsis  
 Architecture LLP for the NCPRD Concord Property, Oak Lodge Library and Gladstone Library  
Design and Permitting Services

<b>Purpose/Outcome</b>	To provide schematic design, design development, construction documents, and permitting services for three interrelated projects: NCPRD park, community center, and offices, and Oak Lodge Library and Gladstone Library, known as the Oak Lodge and Gladstone Community Project.
<b>Dollar Amount and Fiscal Impact</b>	Amendment #2 for an amount of \$4,013,248.00 for a Total Contract Amount of \$5,010,164.00.
<b>Funding Source</b>	Oak Lodge/Gladstone Library funds and NCPRD funds
<b>Duration</b>	Through April 1, 2024
<b>Previous Board Action/Review</b>	<ul style="list-style-type: none"> <li>• Board Order 85-1221 entitles the Library Board of Trustees to conduct studies to recommend to the BCC appropriate sites for the location of the library building or satellite facilities.</li> <li>• On Oct. 16, 2017, the County and the City of Gladstone entered into a Settlement Agreement which requires the County to construct and operate two library facilities, one in the City of Gladstone and one in unincorporated Clackamas County.</li> <li>• On Sept. 26, 2019, the Board approved a contract between BCS and Opsis for the NCPRD Concord Property, Oak Lodge Library and Gladstone Library planning processes.</li> <li>• On Nov. 14, 2019, the Board approved an Intergovernmental Agreement between Clackamas County and the City of Gladstone for library construction and operations which included milestones for the Gladstone Library project.</li> <li>• On Jan. 14, 2021, the Board approved the Concord and Gladstone master plan reports and approved staff to work with community and consultants to complete design and engineering for the Concord Property and Gladstone Library.</li> <li>• On Jan. 14, 2021, the Board acting as the Board of Directors of the NCPRD approved the Concord master plan reports and approved staff to work with community and consultants to complete design and engineering for the Concord Property.</li> <li>• On March 9, 2021, the Board acting as the Board of Directors of the NCPRD approved staff moving forward with the Opsis contract amendment.</li> <li>• On March 9, 2021, the BCC approved staff moving forward with the Opsis contract amendment for the Gladstone and Oak Lodge Libraries.</li> </ul>

<b>Strategic Plan Alignment</b>	<ul style="list-style-type: none"> <li>• Provide economic development, public spaces, and community enrichment services to residents, businesses, visitors, and partners so they can thrive and prosper in healthy and vibrant communities.</li> <li>• Promote and <i>Healthy and Active Lifestyle</i> by providing a park and community center with spaces for residents to be active.</li> <li>• Designed with a lens of <i>Equity, Diversity and Inclusion</i> by engaging diverse audiences and maximizing access to a library, park and recreation that are near public transportation.</li> <li>• Promote <i>Carbon Neutrality</i> by providing higher quality natural areas and access by building near alternative modes of transportation and building sustainable projects by using photovoltaic panels for power to reduce future operating costs.</li> </ul>
<b>Counsel Review</b>	<ol style="list-style-type: none"> <li>1. Date of Counsel review: 03/24/2021</li> <li>2. Initials of County Counsel performing review: ARN</li> </ol>
<b>Procurement Review</b>	<ol style="list-style-type: none"> <li>1. Was this item processed through Procurement? Yes.</li> </ol>
<b>Contact Person</b>	Kathryn Krygier, Project Manager 503-867-2820
<b>Contract No.</b>	#1642

**BACKGROUND:**

In October 2017, the County and City of Gladstone entered into a settlement agreement in which the County agreed to construct and manage two new libraries—a 6,000-square-foot facility in Gladstone for the Gladstone Library service area and an approximately 19,500-square-foot facility in the Oak Lodge Library service area in unincorporated Clackamas County. In a similar timeframe, NCPRD acquired three properties from the North Clackamas School District, including the Concord Property.

Two community task forces—the Concord Property and Library Planning Task Force (Concord) and the Gladstone Community Library Planning Task Force (Gladstone)—began meeting in early 2019 to advise staff and the BCC on the planning process, community needs, and master plans for the Concord Property and Gladstone Library. The Concord Task Force also went through a detailed decision-making process to determine whether it would be feasible to locate the Oak Lodge Library on the Concord site and, after a great deal of research, analysis and discussion, they unanimously agreed that it was feasible.

***Gladstone Community Library Master Plan***

The Gladstone Community Library Master Plan has a public plaza and corner entry at the intersection of Portland Avenue and E Dartmouth Street to create a strong civic presence in downtown Gladstone. It takes advantage of public areas that wrap around a light-filled interior courtyard, providing an indoor/outdoor experience for patrons. The interior spaces are efficiently organized to accommodate all of the necessary library functions in a 6,000 square-foot space.

***Concord Property Master Plan***

The Concord Property Master Plan balances the library, community center, park and NCPRD office needs with an efficient layout that includes a north addition to the Concord building for the new library and an east addition for a new gym. A central plaza that serves as a flexible space for outdoor events features a new shared entrance to the library and community center. Next to the

plaza is a two-acre park that features a play and picnic area, and a large lawn for events and recreation. The park is surrounded with large shade trees and natural plantings. Co-location of the library and community center allows for convenient and efficient shared functions such as the lobby, community rooms, restrooms and other service spaces.

***Opsis Contract Amendment***

In September 2019, the BCC approved a contract with Opsis Architecture LLP for programming and master planning services for the Oak Lodge and Gladstone Community Project. That work is complete. Contract Amendment No. 2 provides for the next phases of work.

Opsis Contract Amendment No. 2 includes the following for the Concord Property. (phase two and three are combined for the Gladstone Library process):

- Phase 1: schematic design
- Phase 2: design development
- Phase 3: construction documents
- Phase 4: permitting

Community engagement is included in all phases of the work. These four phases of the work are scheduled to be complete in May 2022. At that time the plan is for the Opsis contract to be amended to provide for construction administration scheduled to begin in May 2022.

**PROCUREMENT PROCESS:**

This Amendment is in accordance with LCRB C-047-0800(a) for an anticipated amendment. Preliminary designs have been completed and it is time to move to final design, construction documentation and permitting.

**RECOMMENDATION:**

Staff recommends that the Board of County Commissioners approve and execute Amendment #2 between Business and Community Services and Opsis Architecture LLP for the Oak Lodge and Gladstone Community Project.

Respectfully submitted,

*Laura Zentner*

Laura Zentner  
Director, Business and Community Services

Placed on the 4/1/2021 Agenda by the Procurement Division.

**AMENDMENT #2**  
**TO THE CONTRACT DOCUMENTS WITH OPSIS ARCHITECTURE, LLP FOR NORTH**  
**CLACKAMAS PARKS AND RECREATION DISTRICT LIBRARY PLANNING**  
**Contract #1642**

This Amendment #2 is entered into between **Opsis Architecture, LLP** (“Contractor”) and Clackamas County (“County”) and shall become part of the Contract documents entered into between both parties on **September 26, 2019** (“Contract”).

The Purpose of this Amendment #2 is to make the following changes to the Contract:

1. ARTICLE I, Section 1. **Effective Date and Duration** is hereby amended as follows:  
The Contract termination date is hereby changed from July 1, 2022 to **April 1, 2024**. This extended time covers design Work, described in the amended Scope of Work, below.
2. ARTICLE I, Section 2. **Scope of Work** is hereby amended as follows:  
Phase I for master planning is complete. Phase II includes schematic design, design development, construction documents, and the permitting phases of the project. Contractor will perform the additional Work pursuant to the new Scope of Work and associated project timeline for each building as set forth in **Exhibit D**, attached hereto and incorporated by reference herein.
3. ARTICLE I, Section 3. Consideration is hereby amended as follows:  
In consideration for Contractor performing the additional Work described in Exhibit D, County agrees to pay Contractor an amount not exceed \$4,013,248.00. Payment shall be pursuant to the Exhibit D and the fixed-fees schedules in **Exhibit E**, attached hereto and herby incorporated by reference. Subject to the terms and conditions of the Contract, payment for the additional Work described in Exhibit D will be made monthly on a percentage-complete basis. The total Contract Compensation shall not exceed \$5,010,164.00.

ORIGINAL CONTRACT	\$ 996,916.00
AMENDMENT #1	Time Extension
<u>AMENDMENT #2</u>	<u>\$ 4,013,248.00</u>
<b>TOTAL AMENDED CONTRACT</b>	<b>\$ 5,010,164.00</b>

**SIGNATURE PAGE FOLLOWS**

Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Amendment #2, effective upon the date of the last signature below.

**Opsis Architecture, LLP**

**Clackamas County**

\_\_\_\_\_  
Authorized Signature                      Date

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
County Counsel                              Date

**EXHIBIT D  
SCOPE OF WORK**

- D.1 GLADSTONE DESIGN SCOPE OF SERVICES**
- D.2 CONCORD DESIGN SCOPE OF SERVICES**
- D.3 GLADSTONE PROJECT SCHEDULE**
- D.4 CONCORD PROJECT SCHEDULE**

March 18<sup>th</sup>, 2021 **Revision 3**

Kathryn Krygier, Project Manager  
Clackamas County  
150 Beaver Creek Road  
Oregon City, OR 97405

Reference: Concord Property - (NCPRD Community Center, Park and Oak Lodge Library) &  
Gladstone Library  
**Proposal for Additional Services:** Design- Bidding Services

Dear Kathryn:

This letter represents the Opsis Architecture fee proposal to provide Design and Bidding/Permitting Services for the Concord Property (NCPRD Community Center, Park and Oak Lodge Library) and Gladstone Library projects. We are very excited to assist the North Clackamas Parks and Recreation District, as well as the Library District and communities of both Oak Lodge and Gladstone with design services for your important community assets.

#### **SCOPE OF WORK**

The Design Team understands the scope of work to be as described per Exhibit D.1– Gladstone Scope of Services, and Exhibit D.2 - Concord Scope of Services.

#### **PROJECT SCHEDULE**

The Scope of Work is based upon the attached Exhibit D.3 – Gladstone Project Schedule, and Exhibit D.4 – Concord Project Schedule.

#### **FEE**

We propose a fixed fee for services per attached Exhibit E.1 - Gladstone Fee Summary, and Exhibit E.2 - Concord Fee Summary

#### **CONSULTANT TEAM**

Associate Architect (Library Specialist)	Johnston Architects
Landscape Architect	Lango Hansen
Structural Engineer	Catena
Civil Engineer	KPFF
Mechanical / Plumbing / Electrical Engineer	Interface Engineers
Land Use	Bookin Group
Traffic	Global Transportation Engineering
Cost Estimating	ACC Cost Consulting
Public Engagement	JLA Public Involvement

#### **REIMBURSABLES**

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% mark-up is applied to reimbursable expenses for processing.

**INVOICING**

Invoices will be rendered once a month based on percent complete and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to working with you on this transformational Project for the residents of Clackamas County.

Sincerely,



Mark Stoller, Partner, AIA, LEED AP BD+C  
Opsis Architecture, LLP

**Enclosures:**

Exhibit D.1, Gladstone Scope of Services

Exhibit D.2, Concord Scope of Services

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Exhibit D.3, Gladstone Project Schedule

Exhibit D.4, Concord Project Schedule

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Exhibit E.1, Gladstone Fee Summary

Exhibit E.2, Concord Fee Summary



March 18, 2021 Revision 3

Reference: **Exhibit D.1 – Gladstone Scope of Work**  
 Gladstone Library  
**Proposal for Additional Services:** Design- Bidding Services

## SCOPE OF WORK

Work in this Contract Amendment will consist of the preparation of Schematic Design, ‘Design Documentation’ Documents, as well as bidding and permitting services.

The following scope of work and lump sum fee are based upon the final draft masterplan documents dated November 2020, with an estimated construction cost of \$3,720,248. This proposed fee applies to a CMGC project delivery method. It is assumed that there will be two (2) independent cost estimates completed by the contractor during the Design Documentation phase.

The Design Team understands the scope of work to be the following:

## SCHEMATIC DESIGN SERVICES

### Tasks

- Architectural Design – Services responding to scope of work (program/predesign) requirements and consisting of preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
- Structural Design – Services consisting of recommendations regarding basic structural material and systems, analysis, and development of conceptual design.
- Mechanical Design – Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
- Electrical Design – Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, and general space requirements.
- Outline specifications detailing design quality standards for development of cost estimate.
- Code Analysis (egress, restroom fixture count, setback requirements, parking requirements).
- Respond to one round of Owner review comments of the 100% Schematic Design documents.
- **Design team will not proceed into next phase of development without owner approval.**

### Meetings:

- Task Force Meeting #1: Beginning of SD  
*Opsis*
- Task Force Meeting #2: Mid SD  
*Opsis*
- Task Force Meeting #3: SD Wrap Up/DD Kick off  
*Opsis*
- PMT/User Group Meetings as Required  
*Opsis*
- Gladstone/ Clackamas County Pre-Application Conference  
*Opsis, KPFF, Bookin*

Deliverables:

- Schematic Design Drawings
- Schematic Design Outline Specifications describing quality standards and systems.
- Construction Cost Estimate based on the 100% Schematic Design documents (reference Supplemental Services below)

**DESIGN DOCUMENTATION SERVICES**Tasks

- Architectural Design – Services consisting of preparation of drawings based on approved Schematic Design Documents setting forth in detail the architectural construction requirements for the project.
- Structural Design – Services consisting of preparation of final structural engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the structural construction requirements for the project.
- Mechanical Design – Services consisting of preparation of final mechanical engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the mechanical construction requirements for the project.
- Electrical Design – Services consisting of preparation of final electrical engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the electrical construction requirements for the project.
- Specifications – Services consisting of activities of development and preparation of bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of project manual.
- Review and update previously established schedules for the project.
- Participate in one round of consolidated owner design review comments based on the 50% Design Documentation, and one round of consolidated owner design review comments based on the 95% Design Documentation.
- **Assuming CMGC Process:**
  - **Coordinate with CMGC Contractor in the development of construction schedule and project delivery.**
  - **Review updated Construction Cost Estimates as prepared by the CMGC Contractor.**
  - **Participate in identification of cost opportunities and development of Value Engineering Options with the CMGC Contractor.**

Meetings:

- Task Force Meeting #4: Mid DD/CD Check In  
*Opsis*
- Task Force Meeting #5: Design Completion  
*Opsis*
- Public Design Update #2  
*Opsis, JLA*
- Underrepresented Focus Group #2  
*Opsis, JLA*
- PMT/User Group Meetings as Required  
*Opsis*

Deliverables:

- 50% Design Documentation Issuance (Including Documents and Specifications).
- 95% Design Documentation Issuance (Including Documents and Specifications).
- 100% Bid/Permit Documents Issuance (Including Documents and Specifications).  
Construction Cost Estimate based on the 50% Construction Documents Issuance (reference Supplemental Services below)

## **BIDDING & PERMITTING PHASE (CMGC PROJECT DELIVERY METHOD)**

### Tasks

- Services consisting of preparation of one (1) Bid Package for either a lump sum bid, or the development of the Guaranteed Maximum Price (GMP) by CMGC Contractor.
- Services consisting of preparation of Addenda as may be required during bidding and including supplementary drawings and specifications.
- Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents.
- Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders during the bidding process.

### Meetings:

- PMT Meetings as Required  
*Opsis*

## **SUPPLEMENTAL SERVICES**

### Tasks

- **Civil** – Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking.  
Deliverable: Included in overall bid document package.
- **Landscape** – Services consisting of the design and documentation of above-ground site improvements, including the design of hardscape pedestrian paved areas, landscape plantings, irrigation and site furnishings.  
Deliverable: Included in overall bid document package.
- **Task Force Outreach-** Services consisting of facilitating five (5) Task Force Meetings and five (5) associated Task Force pre-meetings. Reference “meetings” above for additional information.  
Deliverable: N/A
- **Public Involvement–** Services consisting of the facilitation of two (2) Public Design Update Events and two (2) Underrepresented Task force events, as well as four (4) planning sessions. Outreach events to provide Spanish translation services as required. This fee will be billed per outreach event. Reference “meetings” above for additional information.  
Deliverable: N/A
- **Subcommittee Outreach:** Services consisting of participation in 3 subcommittees comprised of identified Task Force and team members. The identified subcommittees include:
  - Art/History Subcommittee (6 meetings. Facilitated by 3<sup>rd</sup> Party Art Consultant)
  - Sustainability subcommittee (1 meeting, facilitated by ETO)Deliverable: N/A
- **Design Review** – Services consisting of design development level site drawings, narrative, and storm report for submission to the county as required for Type II Design Review approval.  
Deliverable: Type II Design Review submittal
- **Interior Design-** Services consisting of detailed interior space planning, interior design concept development, finishes and materials selection and documentation, and development and documentation of custom interior features.  
Deliverable: Included in overall bid document package.

- **Furniture Fixtures and Equipment 'FFE':** Services consisting of preliminary furniture selection, coded layout plans delineating type and quantity, and furniture materials selection, as well as a final furniture schedule. Selections to be based on use of County's preferred furniture vendor(s). Vendor to provide furniture ordering, shipping, receiving, and installation services. County to provide any required bid process and management. Design team to coordinate required equipment; however, all equipment to be selected, procured, and installed by the County.  
Deliverable: Coded furniture plans and furniture schedule outlining location, quantity, product data, and finish selection.
- **Acoustic Design** – Services consisting of mechanical noise control review and acoustical design coordination based on approved Schematic Design Documentation.  
Deliverable: Included in overall bid document package
- **Signage/Wayfinding Design-** Services consisting of sign schedules, sign location plans, fabrication details and specifications based on approved Schematic Design Documentation.  
Deliverable: Signage Bid Package
- **Cost Estimating** – Detailed quantity take-offs and cost estimating for architectural, landscape, civil, electrical, mechanical and structural portions of the work, including one round of reconciliation and minor estimate update.  
Deliverable: (2) Construction Cost Estimates based on development of schematic design documents and 50% DD/CD Documents, including up to 2 alternates.
- **Fire Sprinkler/Alarm** – Services consisting of the development of performance-based specifications of the Fire Protection Sprinkler Service and Fire Detection and Alarm Services and subsequent project conformance review of contractor design.  
Deliverable: Included in overall bid document package
- **Data/Communications** – Services consisting of the design and development of final Data/Telecommunications system design drawings and specifications.  
Deliverable: Included in overall bid document package
- **Audio/Visual** – Services consisting of the design and development of final AV systems drawings and specifications. This design scope includes infrastructure and distribution required to route audio and video signals to projection and display systems within each required space; specifically A-V equipment racks, projector locations and distribution, A-V floor boxes and outlets, loudspeaker locations, and amplification and sound reinforcement equipment.  
Deliverable: Included in overall bid document package
- **Lighting** - Services consisting of interior and exterior lighting design and preparation of final lighting schedule, cutsheets, drawings, and calculations.  
Deliverable: Included in overall bid document package
- **Building Security** – Services consisting of the design and preparation of building security systems drawings and specifications including a card key access entry system, intrusion detection systems, CCTV, and video surveillance and recording  
Deliverable: Included in overall bid document package
- **GET/PV Design** – Design a photo-voltaic system to comply with the state requirement for Green Energy Technology.  
Deliverable: Included in overall bid document package

- **Energy Trust of Oregon (ETO) Design/Documentation:** Early Design assistance meeting facilitated by ETO to establish baseline incentives, including required documentation of charette and coordination of incentives.  
Deliverable: ETO Early Design Assistance Meeting Minutes
  
- **Energy Consulting/Modeling-** Services consisting of energy analysis including:
  1. Provide energy analysis to meet ETO requirements.
  2. Provide life-cycle-cost analysis.
  3. Review design documents and identify energy conservation measures (ECMs).
  4. Develop a baseline building energy model using eQuest or IES hourly energy simulation program.
  5. Analyze ECM energy and cost savings.
  6. Coordinate with design team on ECM costs.
  7. Analyze ECM cost effectiveness.
  8. Provide energy-efficient design input to design team.
  9. Document and submit analysis results.
  10. Respond to review comments.
  11. Prepare submittals on behalf of Owner for incentives and credits.Deliverable: Energy Analysis Report & ETO incentive submittal forms
  
- **Daylight Modeling:** Utilize IES or other modeling program to provide daylighting design verification, including feedback and effectiveness of window and skylight placement and properties as well as architectural color choices.  
Deliverable: Daylight Analysis Report
  
- **Placemaking/Graphics** – Design and documentation of up to (1) graphic wall.  
Deliverable: Included in Signage Bid Package

#### OPTIONAL SERVICES

The following optional services are excluded from the contract sum amount.

- Traffic Analysis
- ETO Design/Documentation
- Energy Consulting/Modeling
- Daylight Modeling
- Commissioning
- Ventilation Modeling
- Renderings
- Building Envelope
- Multiple Bid Packages (Including, but not limited to separate existing building demolition package)
- Rainwater Harvesting Analysis
- Record Documents
- Any printing required for Public Engagement Events, Task Force Meetings, or User Groups.

**CONSTRUCTION ADMINISTRATION PHASE**

Construction administration and project closeout services are excluded from the scope of work of this contract. For owner planning purposes, a rough order of magnitude estimate of fee for construction administration services is **\$217,500** not including an owner's design contingency or reimbursable expenses. Recommended in conjunction with this scope of work would be an optional service of 'Enhanced CA' to provide an additional 12 hours/week of construction administration support. For owner planning purposes, a rough order of magnitude estimate of fee for this service would be **\$72,000**, for a total construction administration fee of **\$289,500**.

**OWNER'S CONTINGENCY**

*Goal: To provide for additional meetings or design scope. The contingency will only be authorized by written approval of the County's project manager.*

- Allowance as indicated on Exhibit E.1 Fee Summary.

**COUNTY'S RESPONSIBILITIES**

Unless otherwise provided for under this Agreement, the County shall provide information in a timely manner regarding requirements for and limitations on the project, including a written program, which shall set forth the County's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements. Program will be reviewed at a preliminary PMT meeting and confirmed at Task Force Meeting #1.

The County shall identify a representative authorized to act on the County's behalf with respect to the project. The County shall render decisions and approve the Contractor's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Contractor's services.

The County shall establish the County's budget for the project, including (1) the budget for the Cost of the Work as defined (2) the County's other costs; and, (3) reasonable contingencies related to all these costs. The County shall update the County's budget for the project as necessary throughout the duration of the project until final completion. If the County significantly increases or decreases the County's budget for the Cost of the Work, the County shall notify the Contractor. The County and the Contractor shall thereafter agree to a corresponding change in the project's scope and quality.

The County shall identify a representative authorized to act on the County's behalf with respect to the Project. The County shall render decisions and approve the Contractor's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Contractor's services.

The County shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

The County shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

The County shall coordinate the services of its own consultants with those services provided by the Contractor. Upon the Contractor's request, the County shall furnish copies of the scope of services in the contracts between the County and the County's consultants. The County shall furnish the services of consultants other than those designated as the responsibility of the Contractor in this Agreement or authorize the Contractor to furnish them as an Additional Service, when the Contractor requests such services and demonstrates that they are reasonably required by the scope of the Project. The County shall require that its consultants and General Contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

The County shall furnish tests, inspections and reports required by law or the work product, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

The County 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 County's needs and interests.

*End of Scope of Work.*

March 18<sup>th</sup>, 2021 Revision 3

Reference: **Exhibit D.2 – Concord Scope of Work**  
 Concord Property - (NCPRD Community Center, Park and Oak Lodge Library)  
**Proposal for Additional Services:** Design- Bidding Services

## SCOPE OF WORK

Work in this Contract Amendment will consist of the preparation of Schematic Design, Design Development Documents, Construction Documents, as well as bidding and permitting services.

The following scope of work and lump sum fee are based upon the final draft masterplan documents dated November 2020, as well as the construction cost estimate dated November 12, 2020 with an estimated construction cost of \$26,081,261. This proposed fee applies to a CMGC project delivery method. It is assumed that there will be two (2) independent cost estimates completed by the contractor during the 'Design Development' phase and two (2) independent cost estimates completed by the contractor during the Construction Document' phase.

The Design Team understands the scope of work to be the following:

## SCHEMATIC DESIGN SERVICES

### Tasks

- Architectural Design – Services responding to scope of work (program/pre-design) requirements and consisting of preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
- Structural Design – Services consisting of recommendations regarding basic structural material and systems, analysis, and development of conceptual design.
- Mechanical Design – Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
- Electrical Design – Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, and general space requirements.
- Outline specifications detailing design quality standards for development of cost estimate.
- Code Analysis (egress, restroom fixture count, setback requirements, parking requirements).
- Development of schedules for decision-making, design, and documentation.
- Participate in one round of consolidated owner design review comments based on the 100% Schematic Design Documents
- Design team will not proceed into next phase of development without owner approval.

### Meetings:

- Task Force Meeting #1: Beginning of SD  
Opsis
- Task Force Meeting #2 – Mid SD



- Opsis*
- District Advisory Committee/DAC Meeting #1  
*Opsis*
- User Group/PMT Meetings as Required  
*Opsis*
- Clackamas County Review Agencies Preliminary Meeting  
*Opsis, KPFF*

Deliverables:

- Schematic Design Drawings
- Schematic Design Outline Specifications describing quality standards and systems
- Construction Cost Estimate based on the 100% Schematic Design documents (reference Supplemental Services below)

## DESIGN DEVELOPMENT

### Tasks

- Architectural Design – Services consisting of continued development and expansion of architectural Schematic Design Documents to establish the final scope, relationships, forms, size, and appearance of the project through plans, sections and elevations, typical construction details, materials selections and equipment layouts.
- Structural Design – Services consisting of continued development of the specific structural system(s) and Schematic Design Documents in sufficient detail to establish basic structural system and dimensions, structural design criteria, foundation design criteria, preliminary sizing of major structural components, critical coordination clearances, and outline specifications or materials lists.
- Mechanical Design – Services consisting of continued development and expansion of mechanical Schematic Design Documents and development of outline specifications or materials lists to establish approximate equipment sizes and capacities, preliminary equipment layouts, required space for equipment, chases and clearances, acoustical and vibration control, visual impacts and energy conservation measures.
- Electrical Design – Services consisting of continued development and expansion of electrical Schematic Design Documents and development of outline specifications or materials lists to establish criteria for lighting, electrical and communication raceways, approximate sizes and capacities of major components, preliminary equipment layouts, required space for equipment, chases, and clearances.
- Reviewing and updating schedule for decision-making, design, and documentation.
- Specifications – Services consisting of preparation for agency’s approval of proposed General and Supplementary Conditions of the Contract for construction. Production of design manual including design criteria, and outline specifications of material lists.
- Participate in one round of consolidated owner design review comments based on the 50% Design Development Documents, and one round of consolidated owner design review comments based on the 100% Design Development Documents.
- **Assuming CMGC Process:**
  - **Coordinate with CMGC Contractor in the development of construction schedule and project delivery.**
  - **Review updated Construction Cost Estimates as prepared by the CMGC Contractor.**
  - **Participate in identification of cost opportunities and development of Value Engineering Options with the CMGC Contractor.**

### Meetings

- Task Force Meeting #3 End of SD/DD Kick Off  
*Opsis*
- Task Force Meeting #4 Mid DD  
*Opsis*
- District Advisory Committee/DAC Meeting #2  
*Opsis*
- Public Design Update #1  
*Opsis, JLA*
- Underrepresented Focus Group #1  
*Opsis, JLA*
- User Group/PMT Meetings as Required  
*Opsis*

### Deliverables:

- 50% Design Development Documents Issuance (Including Documents and Specifications)
- 100% Design Development Documents Issuance (Including Documents and Specifications)
- Construction Cost Estimate based on the 100% Design Development documents (reference Supplemental Services below)

## **CONSTRUCTION DOCUMENTS**

### Tasks

- Architectural Design – Services consisting of preparation of drawings based on approved Schematic Design Documents setting forth in detail the architectural construction requirements for the project.
- Structural Design – Services consisting of preparation of final structural engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the structural construction requirements for the project.
- Mechanical Design – Services consisting of preparation of final mechanical engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the mechanical construction requirements for the project.
- Electrical Design – Services consisting of preparation of final electrical engineering calculations, drawings and specifications based on approved Schematic Design Documentation, setting forth in detail the electrical construction requirements for the project.
- Specifications – Services consisting of activities of development and preparation of bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of project manual.
- Review and update previously established schedules for the project.
- Participate in one round of consolidated owner design review comments based on the 50% Construction Documents, and one round of consolidated owner design review comments based on the 95% Construction Documents.
- **Assuming CMGC Process:**
  - **Coordinate with CMGC Contractor in the refinement of construction schedule and project delivery.**
  - **Review updated Construction Cost Estimates as prepared by the CMGC Contractor**
  - **Participate in identification of cost opportunities and development of Value Engineering Options with the CMGC Contractor.**

Meetings:

- Task Force Meeting #5 - Mid CD  
*Opsis*
- Task Force Meeting #6 – Design Completion  
*Opsis*
- Public Design Update #2  
*Opsis, JLA*
- Underrepresented Focus Group #2  
*Opsis, JLA*
- User Group/ PMT Meetings as Required  
*Opsis*
- Clackamas County Review Agencies Pre-Permit Submission Meeting  
*Opsis, KPFF*

Deliverables:

- 50% Construction Documents Issuance (Including Documents and Specifications)
- 95% Construction Documents Issuance (Including Documents and Specifications)
- 100% Bid/Permit Construction Documents Issuance (Including Documents and Specifications)

**BIDDING & PERMITTING PHASE (CMGC PROJECT DELIVERY METHOD)**

Tasks

- Services consisting of preparation of one (1) Bid Package for either a lump sum bid, or the development of the Guaranteed Maximum Price (GMP) by CMGC Contractor.
- Services consisting of preparation of Addenda as may be required during bidding and including supplementary drawings and specifications.
- Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents.
- Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders during the bidding process.

Meetings

- PMT meetings as required.  
*Opsis*

**SUPPLEMENTAL SERVICES**

Tasks

- **Civil**– Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking.  
Deliverable: Included in overall bid document package
- **Landscape** – Services consisting of the design and documentation of above-ground site improvements, including the design of hardscape pedestrian paved areas, landscape plantings, an inclusive play area, irrigation and site furnishings.  
Deliverable: Included in overall bid document package

- **Task Force Outreach-** Services consisting of facilitating two (2) DAC Meetings, six (6) Task Force Meetings and six (6) associated Task Force pre-meetings. Reference “meetings” above for additional information.  
Deliverable: N/A
- **Public Involvement–** Services consisting of the facilitation of two (2) Public Design Update Events and two (2) Underrepresented Task force events, as well as four (4) planning sessions. Outreach events to provide Spanish translation services as required. This fee will be billed per outreach event. Reference “meetings” above for additional information.  
Deliverable: N/A
- **Subcommittee Outreach:** Services consisting of participation in 3 subcommittees comprised of identified Task Force and team members. The identified subcommittees include:
  - Art Subcommittee (6 meetings. Facilitated by 3<sup>rd</sup> Party Art Consultant)
  - History Subcommittee (3 meetings, facilitated by Opsis/ARG)
  - Sustainability subcommittee (1 meeting, facilitated by ETO)Deliverable: N/A
- **Historic –** Services consisting of the development of a State Historic Preservation Office (SHPO) submittal and a subsequent Memorandum of Agreement (MOA).  
Deliverable: Final MOA submittal
- **Land Use Review –** Services consisting of design development level site drawings, narrative, comprehensive traffic study, and storm report for submission to the county as required for a Type III Zone Change and Comprehensive Plan Amendment and Type II Design Review.  
Deliverable: Type III Zone Change and Comprehensive Plan Amendment and Type II Design Review submittals
- **Interior Design-** Services consisting of detailed interior space planning, interior design concept development, finishes and materials selection and documentation, and development and documentation of custom interior features.  
Deliverable: Included in overall bid document package
- **Furniture Fixtures and Equipment ‘FFE’:** Services consisting of preliminary furniture selection, coded layout plans delineating type and quantity, and furniture materials selection, as well as a final furniture schedule. Selections to be based on use of County’s preferred furniture vendor(s). Vendor to provide furniture ordering, shipping, receiving, and installation services. County to provide any required bid process and management. Design team to coordinate required equipment; however, all equipment to be selected, procured, and installed by the County.  
Deliverable: Coded furniture plans and furniture schedule outlining location, quantity, product data, and finish selection.
- **Acoustic Design –** Services consisting of mechanical noise control review and acoustical design coordination based on approved Schematic Design Documentation.  
Deliverable: Included in overall bid document package
- **Signage/Wayfinding Design-** Services consisting of sign schedules, sign location plans, fabrication details and specifications.  
Deliverable: Signage Bid Package

- **Food Service** – Services consisting of the design and documentation of the commercial kitchen including drawings, development of related food service specifications, and a food service cost estimate.  
Deliverable: Included in overall bid document package
- **Building Code – Supplemental** – Additional fire life safety and accessibility reviews at the schematic design, design development and construction documents phases, including one meeting as required with the Jurisdiction to establish compliance framework and streamline code compliance and documentation for the project. **Any required Alternative Means and Methods are excluded from this scope of work.**  
Deliverable: Included in overall bid document package.
- **Cost Estimating** – Detailed quantity take-offs and cost estimating for architectural, landscape, civil, electrical, mechanical and structural portions of the work, including one round of reconciliation and minor estimate update.  
Deliverable: Two (2) Construction Cost Estimates based on development of Schematic Design Documents and 100% Design Development Documents, including up to two (2) alternates.
- **Fire Sprinkler/Alarm** – Services consisting of the development of performance-based specifications of the Fire Protection Sprinkler Service and Fire Detection and Alarm Services and subsequent project conformance review of contractor design.  
Deliverable: Included in overall bid document package
- **Data/Communications** – Services consisting of the design and development of final Data/Telecommunications system design drawings and specifications.  
Deliverable: Included in overall bid document package
- **Audio/Visual** – Services consisting of the design and development of final AV systems drawings and specifications. This design scope includes infrastructure and distribution required to route audio and video signals to projection and display systems within each required space; specifically A-V equipment racks, projector locations and distribution, A-V floor boxes and outlets, loudspeaker locations, and amplification and sound reinforcement equipment.  
Deliverable: Included in overall bid document package
- **Lighting** - Services consisting of interior and exterior lighting design and preparation of final lighting schedule, cutsheets, drawings, and calculations.  
Deliverable: Included in overall bid document package
- **GET/PV Design** – Design a photo-voltaic system to comply with the state requirement for Green Energy Technology.  
Deliverable: Included in overall bid document package
- **Distributed Antennae System Design** - Services consisting of the development of performance-based specs for amplification of emergency responder public radio.  
Deliverable: Included in overall bid document package
- **Building Security** – Services consisting of the design and preparation of building security systems drawings and specifications including a card key access entry system, intrusion detection systems, CCTV, and video surveillance and recording  
Deliverable: Included in overall bid document package

- **Energy Trust of Oregon (ETO) Design/Documentation:** Early Design assistance meeting facilitated by ETO to establish baseline incentives, including required documentation of charette and coordination of incentives.  
Deliverable: ETO Early Design Assistance Meeting Minutes
- **Energy Consulting/Modeling-** Services consisting of energy analysis including:
  1. Provide energy analysis to meet ETO requirements.
  2. Provide life-cycle-cost analysis.
  3. Review design documents and identify energy conservation measures (ECMs).
  4. Develop a baseline building energy model using eQuest or IES hourly energy simulation program.
  5. Analyze ECM energy and cost savings.
  6. Coordinate with design team on ECM costs.
  7. Analyze ECM cost effectiveness.
  8. Provide energy-efficient design input to design team.
  9. Document and submit analysis results.
  10. Respond to review comments.
  11. Prepare submittals on behalf of Owner for incentives and credits.Deliverable: Energy Analysis Report & ETO incentive submittal forms
- **Daylight Modeling:** Utilize IES or other modeling program to provide daylighting design verification, including feedback and effectiveness of window and skylight placement and properties as well as architectural color choices.  
Deliverable: Daylight Analysis Report
- **Placemaking/ Graphics:** Design and documentation of up to three (3) Graphic walls.  
Deliverable: Included in Signage Bid Package

### OPTIONAL SERVICES

The following optional services are excluded from the contract sum amount:

- Ventilation Modeling
- Commissioning
- Building Envelope
- Paging System Design
- Advanced AV Systems Design
- Renderings
- Physical Model (by 3<sup>rd</sup> Party)
- Special Inspections
- Survey
- Geotech
- Rainwater Harvesting Analysis
- Life Cycle Cost Analysis
- Multiple Bid Packages (Including, but not limited to separate demolition package)
- Record Documents
- Any printing required for Public Engagement Events, Task Force Meetings, or User Groups.

### CONSTRUCTION ADMINISTRATION PHASE

Construction administration and project closeout services are excluded from the scope of work of this contract. For owner planning purposes, a rough order of magnitude estimate of fee for construction administration services is **\$932,000**, not including an owner's design contingency or reimbursable expenses.

**OWNER'S CONTINGENCY**

*Goal: To provide for additional meetings or design scope. The contingency will only be authorized by written approval of the County's project manager.*

- Allowance as indicated on Exhibit E.2 Fee Summary.

**COUNTY'S RESPONSIBILITIES**

Unless otherwise provided for under this Agreement, the County shall provide information in a timely manner regarding requirements for and limitations on the project, including a written program, which shall set forth the County's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements. Program will be reviewed at a preliminary PMT meeting and confirmed at Task Force Meeting #1.

The County shall identify a representative authorized to act on the County's behalf with respect to the project. The County shall render decisions and approve the Contractor's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Contractor's services.

The County shall establish the County's budget for the project, including (1) the budget for the Cost of the Work as defined (2) the County's other costs; and, (3) reasonable contingencies related to all these costs. The County shall update the County's budget for the project as necessary throughout the duration of the project until final completion. If the County significantly increases or decreases the County's budget for the Cost of the Work, the County shall notify the Contractor. The County and the Contractor shall thereafter agree to a corresponding change in the project's scope and quality.

The County shall identify a representative authorized to act on the County's behalf with respect to the Project. The County shall render decisions and approve the Contractor's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Contractor's services.

The County shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

The County shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

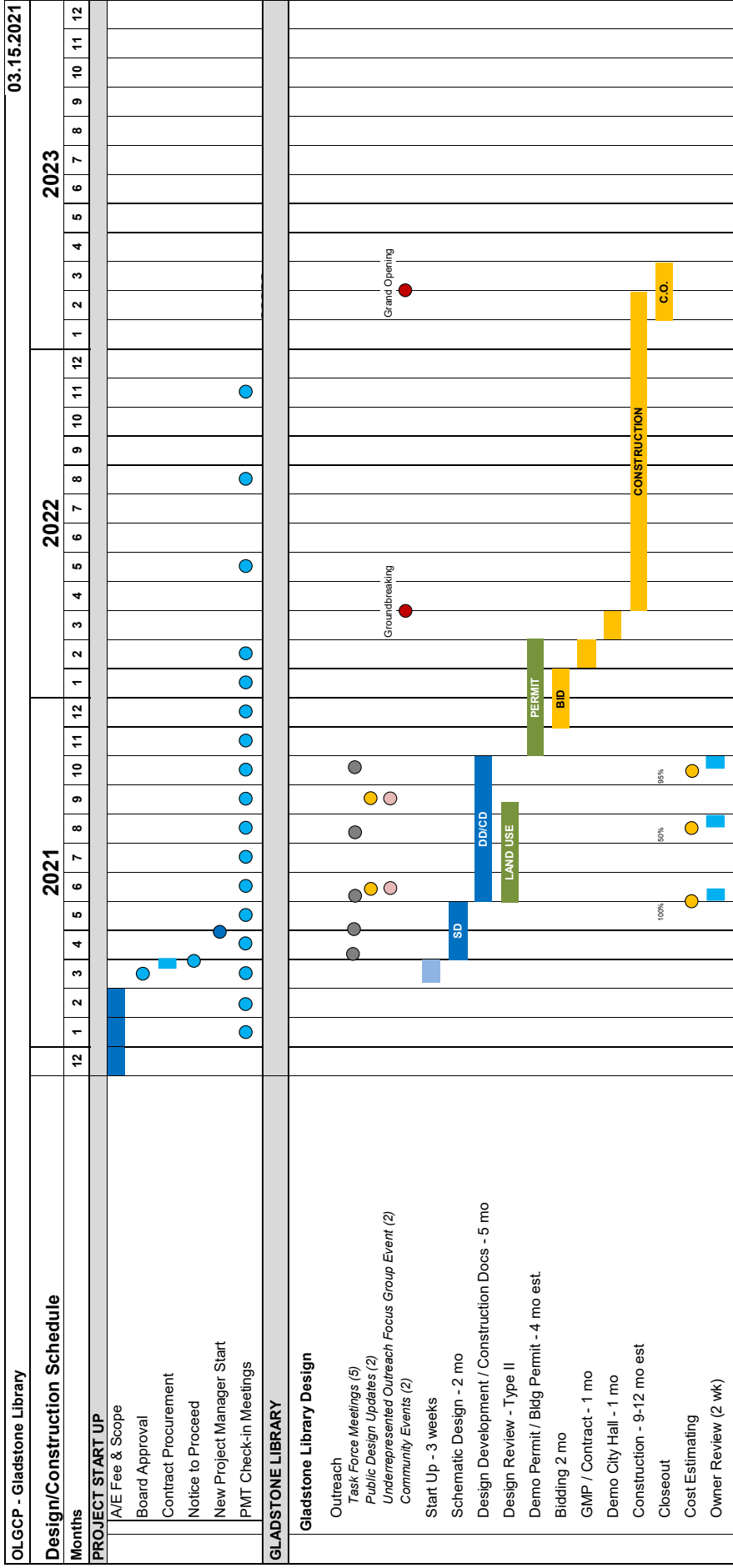
The County shall coordinate the services of its own consultants with those services provided by the Contractor. Upon the Contractor's request, the County shall furnish copies of the scope of services in the contracts between the County and the County's consultants. The County shall furnish the services of consultants other than those designated as the responsibility of the Contractor in this Agreement or authorize the Contractor to furnish them as an Additional Service, when the Contractor requests such services and demonstrates that they are reasonably required by the scope of the Project. The County shall require that its consultants and General Contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

The County shall furnish tests, inspections and reports required by law or the work product, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

The County 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 County's needs and interests.

*End of Scope of Work.*





OLGCP - Concord Property												03.15.2021																			
Design/Construction Schedule																															
Months	2021			2022			2023			2024																					
	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4		
<b>PROJECT START UP</b>																															
A/E Fee & Scope	[Gantt bar: 12/1 to 1/1]																														
Board Approval	[Gantt bar: 1/1 to 1/1]																														
Contract Procurement	[Gantt bar: 1/1 to 1/1]																														
Notice to Proceed	[Gantt bar: 1/1 to 1/1]																														
New Project Manager Start	[Gantt bar: 1/1 to 1/1]																														
PMT Check-in Meetings	[Gantt bar: 1/1 to 1/1]																														
<b>CONCORD PROPERTY (NCPRD Community Center, Park and Oak Lodge Library)</b>																															
<b>Concord Community Center / Park / Oak Lodge Library</b>																															
Outreach	[Gantt bar: 12/1 to 1/1]																														
DAC Group "District Advisory Committee" (2)	[Gantt bar: 1/1 to 1/1]																														
Task Force Meetings (6)	[Gantt bar: 1/1 to 1/1]																														
Public Design Updates (2)	[Gantt bar: 1/1 to 1/1]																														
Underrepresented Outreach Focus Group Event (2)	[Gantt bar: 1/1 to 1/1]																														
Community Events (2)	[Gantt bar: 1/1 to 1/1]																														
Start Up - 3 Weeks	[Gantt bar: 1/1 to 1/1]																														
Schematic Design - 12 weeks	[Gantt bar: 1/1 to 1/1]																														
Design Development - 16 weeks	[Gantt bar: 1/1 to 1/1]																														
Construction Documents - 20 weeks	[Gantt bar: 1/1 to 1/1]																														
Concord Property Land Use Process: Zone Change (Est 9 Months)	[Gantt bar: 1/1 to 1/1]																														
Traffic Study & Submission Preparation (8 weeks)	[Gantt bar: 1/1 to 1/1]																														
Type III Submission Completeness Review (30 Days)	[Gantt bar: 1/1 to 1/1]																														
Type II Review and Approval (168 Days/24 weeks)	[Gantt bar: 1/1 to 1/1]																														
Type II Submission Completeness Review (30 Days)	[Gantt bar: 1/1 to 1/1]																														
Type II Review and Approval (45 days/ 6.5 Weeks)	[Gantt bar: 1/1 to 1/1]																														
SHPO Check-in	[Gantt bar: 1/1 to 1/1]																														
Permit - 4 mo est.	[Gantt bar: 1/1 to 1/1]																														
Bidding 2 mo	[Gantt bar: 1/1 to 1/1]																														
GMP / Contract - 1 mo	[Gantt bar: 1/1 to 1/1]																														
Construction - 18 mo est	[Gantt bar: 1/1 to 1/1]																														
Closeout	[Gantt bar: 1/1 to 1/1]																														
Cost Estimating	[Gantt bar: 1/1 to 1/1]																														
Owner Review (2 wk)	[Gantt bar: 1/1 to 1/1]																														

**EXHIBIT E**  
**FEE SCHEDULE**  
**E.1 GLADSTONE FEE SUMMARY**  
**E.2 CONCORD FEE SUMMARY**

Direct Construction Cost: \$ 3,720,248

A/E FEE SUMMARY		Allowance/ Lump Sum	Schematic Design	Design Documentation	Permit / Bid	SD-PERMIT FEE	% of DCC
<b>Basic Services</b>							
Architectural	Opis + JA		59,040	148,220	13,680	\$220,940	5.94%
Architectural-Asoc.	Johnston Arch		14,800	7,140		\$21,940	0.59%
Structural	Calena		5,325	46,043	2,730	\$4,688	1.47%
Mech/Plumbing	Interface		3,150	37,800	1,050	\$42,000	1.13%
Electrical	Interface		2,100	28,950	1,050	\$31,500	0.85%
<b>Basic Services Subtotal</b>			<b>85,015</b>	<b>267,853</b>	<b>18,510</b>	<b>\$371,078</b>	<b>9.97%</b>
<b>Supplemental Services</b>							
Civil	KPFF	10,500	3,150	13,650		\$32,025	0.86%
Landscape	LHLA	-	17,010	22,365	4,725	\$42,000	1.13%
Task Force Outreach	Opis	25,000	-	-	-	\$25,000	0.67%
Public Involvement	Opis+ JLA	41,000	-	-	-	\$41,000	1.10%
Subcommittee Outreach	Opis	6,000	-	-	-	\$6,000	0.16%
Design Review	Design Team	31,425	-	-	-	\$31,425	0.84%
Interior Design	Opis	-	9,440	33,200	5,440	\$48,080	1.29%
FF&E	Opis	-	-	22,500	-	\$22,500	0.60%
Acoustic	ABD	4,200	-	-	-	\$4,200	0.11%
Signage/Wayfinding	Mayer/Reed	12,075	-	-	-	\$12,075	0.32%
Cost Estimating	ACC	-	10,341	13,230	-	\$23,571	0.63%
Fire Sprinkler/Alarm	Interface	8,400	-	-	-	\$8,400	0.23%
Data/Telecommunications	Interface	3,150	-	-	-	\$3,150	0.08%
Audio/Visual	Interface	3,150	-	-	-	\$3,150	0.08%
Lighting (Interior/Exterior)	Interface	10,500	-	-	-	\$10,500	0.28%
1.5% GET PV Design	Interface	3,150	-	-	-	\$3,150	0.08%
Building Security (design)	Interface	3,150	-	-	-	\$3,150	0.08%
ETO Design/Documentation	Opis + Interface	14,100	-	-	-	\$14,100	0.38%
Energy Consulting / Modeling	Interface	13,650	-	-	-	\$13,650	0.37%
Daylight Modeling	Interface	4,200	-	-	-	\$4,200	0.11%
Placemaking/Graphics	Mayer/Reed	-	-	-	-	\$6,300	0.17%
<b>Supplemental Services Subtotal</b>		<b>\$255,050</b>	<b>\$39,941</b>	<b>\$104,945</b>	<b>\$12,790</b>	<b>\$412,726</b>	<b>10.92%</b>
<b>TOTAL A/E FEE</b>		<b>\$255,050</b>	<b>\$124,987</b>	<b>\$372,498</b>	<b>\$31,300</b>	<b>\$783,804</b>	<b>20.90%</b>
Contingency Budget						\$58,785	1.56%
Reimbursable Budget						\$5,000	0.13%
<b>TOTAL PROJECT FEE</b>						<b>\$847,689</b>	<b>22.61%</b>

Comments
JA Assist Library Specialist
(5) TF Meetings and associated planning meetings: \$5,000 per meeting (2) Public Design Updates, (2) Underrepresented Focus Group Meetings: \$10,250 per meeting (6) Art/History Subcommittee Meetings: \$1,000 per meeting
JA Assist JA Assist
7.5% of Fee Total



Clackamas County / North Clackamas Parks and Recreation District  
Concord Community Center / Park and Oak Lodge Library  
03.15.2021

Direct Construction Cost: \$ 26,081,261

AE FEE SUMMARY	Allowance/ Lump Sum Fee	Schematic Design	Design Development	Construction Documents	Permit / Bid	SD-Permit SUBTOTAL	% of DCC
<b>Basic Services</b>		253,080	400,684	432,260	56,240	1,142,264	4.38%
Architectural		24,600	32,800	11,240	5,280	73,920	0.28%
Architectural-Assoc.		36,115	97,493	159,863	18,795	314,265	1.20%
Structural		39,900	109,200	172,200	8,400	329,700	1.26%
Mech/Plumbing		31,500	86,100	126,000	8,400	252,000	0.97%
Electrical							
<b>Basic Services Subtotal</b>		<b>387,195</b>	<b>726,277</b>	<b>901,563</b>	<b>97,115</b>	<b>2,112,149</b>	<b>8.10%</b>
<b>Supplemental Services</b>							
Civil	54,600	11,550	24,675	44,625	7,350	142,800	0.55%
Landscape	-	29,400	41,370	53,550	3,885	128,205	0.49%
Task Force/DAC Outreach	40,000	-	-	-	-	40,000	0.15%
Subcommittee Outreach	17,985	-	-	-	-	17,985	0.07%
Public Involvement	41,000	-	-	-	-	41,000	0.16%
Historic	26,754	-	-	-	-	26,754	0.10%
Land Use Application	27,850	-	-	-	-	27,850	0.11%
Interior Design	19,300	19,300	36,100	47,000	5,600	108,000	0.41%
FF&E	70,000	-	-	-	-	70,000	0.27%
Acoustic	15,750	-	-	-	-	15,750	0.06%
Signage/Wayfinding	-	2,625	21,000	21,000	1,050	45,675	0.18%
Food Service	-	1,418	1,890	3,780	189	7,277	0.03%
Bldg Code-Supplemental	18,900	-	-	-	-	18,900	0.07%
Cost Estimating	-	15,444	17,823	-	-	33,267	0.13%
Fire Sprinkler/Alarm	-	-	7,875	9,450	525	17,850	0.07%
Data/Telecommunications	-	-	4,200	5,775	525	10,500	0.04%
Audio/ Visual	-	-	5,250	7,350	840	13,440	0.05%
Lighting (Interior/Exterior)	-	-	12,600	21,000	2,625	36,225	0.14%
1.5% GET/PV Design	-	-	4,200	5,250	-	9,450	0.04%
Distributed Antennae System Design	-	-	1,050	3,675	-	4,725	0.02%
Building Security (design)	-	-	2,625	7,350	525	10,500	0.04%
ETO Design/Documentation	17,250	-	-	-	-	17,250	0.07%
Energy Consulting / Modeling	25,200	-	-	-	-	25,200	0.10%
Daylight Modeling	10,500	-	-	-	-	10,500	0.04%
Placemaking/Graphics	18,900	-	-	-	-	18,900	0.07%
<b>Supplemental Services Subtotal</b>	<b>\$384,689</b>	<b>\$79,737</b>	<b>\$180,658</b>	<b>\$229,805</b>	<b>\$23,114</b>	<b>\$898,003</b>	<b>3.44%</b>
<b>TOTAL A/E FEE</b>	<b>\$553,454</b>	<b>\$466,932</b>	<b>\$906,934</b>	<b>\$1,131,368</b>	<b>\$120,229</b>	<b>\$3,010,152</b>	<b>11.54%</b>
Contingency Budget						\$150,508	0.58%
Reimbursable Budget						\$5,000	0.02%
<b>TOTAL PROJECT FEE</b>						<b>\$3,165,659</b>	<b>12.14%</b>

Comments
J/A Assist Library Specialist
(6) TF and (2) DAC Meetings and associated planning meetings: \$5,000 per mtg (6) A/E Subcommittee Meetings: \$1,000 per meeting, (3) History Subcommittee: \$4,000 per mtg (2) Public Design Updates, (2) Underrepresented Focus Group Meetings: \$10,250 per mtg Architectural, Civil, Landscape Support for Land Use, NIC Bookin or GTE J/A Library assist J/A Library assist
5% of total AE Fee