



# AIA<sup>®</sup> Document G802<sup>™</sup> – 2017

## Amendment to the Professional Services Agreement

**PROJECT:** *(name and address)*  
New Cedar Falls High School  
Cedar Falls Iowa

**AGREEMENT INFORMATION:**  
Date: September 9, 2019

**AMENDMENT INFORMATION:**  
Amendment Number: 3  
Date: January 28, 2021

**OWNER:** *(name and address)*  
Cedar Falls Community School District  
1002 W First Street  
Cedar Falls, IA 50613  
1002 West First Street  
Cedar Falls, IA 50613

**ARCHITECT:** *(name and address)*  
INVISION Architecture  
501 Sycamore Street, Suite 101  
Waterloo, IA 50703

The Owner and Architect amend the Agreement as follows:

Add design services for the Community Pool Facility and Tiger Performance Center on the new High School Site as outlined in Exhibit A

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

Compensation Adjustment:

Lump sum fee based upon 6.25% of the construction managers design development estimate for construction inclusive of contingencies.

Schedule Adjustment:

No change in schedule

### SIGNATURES:

INVISION Architecture, LTD

Cedar Falls Community School  
District

**ARCHITECT** *(Firm name)*

**OWNER** *(Firm name)*

**SIGNATURE**

**SIGNATURE**

Brad Leeper, AIA, Partner

**PRINTED NAME AND TITLE**

**PRINTED NAME AND TITLE**

January 28, 2021

**DATE**

**DATE**

## DESIGN SERVICES PROPOSAL

### CEDAR FALLS HIGH SCHOOL –POOL & TIGER PERFORMANCE CENTER PROPOSAL

January 14, 2021

Andy Patee  
Superintendent  
Cedar Falls Community Schools  
[andy.pattee@cfschools.org](mailto:andy.pattee@cfschools.org)

Andy,

After some hard work by everyone, it's great to see positive bids for the high school and things moving forward for the community pool facility and Tiger Performance Center (TPC) on the new high school site. Below is the requested proposal letter which outlines a design services approach for the contract. We have made some assumptions to get the conversation started based upon our last conversation.

#### PROJECT INFORMATION

##### 1. Scope

- a. Pool - Scope of work includes a new community aquatic center with a 25 yard by 25 meter competition pool and a 30'x70' training pool. Planning also includes wet locker rooms, storage and equipment spaces. The pool is located northeast of the new high school with a link to the fieldhouse and stadium support facilities. New parking lot will be added east of the building. The building will be approximately 38,500 gross square feet accommodating up to 500 spectator seats.
- b. Tiger Performance Center – Scope of work includes a new multipurpose building including turf, track and hard surface athletic flooring. The building is located between the stadium and the new high school. The building will be approximately 47,000 sf.

##### 2. Budget

- a. Preliminary costs from Story Construction estimate the total project cost. Base Costs in this proposal
  - i. Pool
    1. New aquatic center & site - Construction cost \$11.9M including new parking, drive and construction contingency.
    2. Total project costs including FF&E and other expenses have been estimated by Story Construction at \$15.55M.
  - ii. Tiger Performance Center
    1. New building - \$7,500,000
    2. Total project costs including FF&E and other expenses have been estimated by Story Construction at \$10M.
    3. Athletic equipment may be moved from the project budget to the construction budget.
  - iii. Total
    1. Construction cost - \$11.9M + \$7.5M = \$19.4M
    2. Project cost - \$15.55 + \$10M = \$25.55M
  - iv. Costs from Story Construction are indicated to be in 2020 dollars.

- b. Costs are based upon schematic design drawings. Pricing is provided by Story Construction. They will refine these numbers as more design information becomes available.
3. **Schedule**
  - a. It has been indicated that design would start in February of 2021. We have begun to organize our team and should be able to hit the ground running soon after approval. Our intention is to not to rush the project but certainly it will be to our advantage to get the projects bid as soon as possible to take advantage of the current market.
  - b. Story construction is working on a more detailed schedule for this project. If design authorization can happen as scheduled it is realistic to complete construction within the larger high school construction time frame.
4. **Construction Delivery**
  - a. We understand the project will be delivered with multiple prime bid contracts managed by Story Construction the construction manager. Multiple issuances are not anticipated by the construction manager at this time, so are not included.
  - b. This may or may not include contractors who are on site completing the high school.
5. **Form of Contract**
  - a. Basis of contract is the AIA B132 - 2009 Standard form of agreement between owner and architect – CM as Advisor Edition.
  - b. We anticipate treating design as an amendment to the high school contract.

## TEAM

1. **Architecture**

INVISION staff will be brought on to support the project but we will be using the same team as the high school. Tim Turnis and I will lead the overall team in working with the Cedar Falls Community School District and City of Cedar Falls. In addition to typical basic services the following supplemental services will be provided.

  - a. Coordination of specialty consultants listed below.
  - b. Record drawings – Electronic documentation of changes made during construction based upon the contractor's drawings will be recorded. This is essential for the long term use by the district.
  - c. Signage and environmental graphics - Room signage and graphics through planning, competitive bidding and oversight of installation are included in our proposal. Graphics will be an important part of the project.
  - d. Furniture procurement – Furniture is a minor part of the project costs including offices, storage rooms and meeting space. We will include this in the larger school furniture package and have assumed a budget of \$150,000 for this work at this time. Our services are included at 5.5% of the current estimate and will be adjusted based upon the design development services when the scope is more refined.

Below is a summary of the recommended consultants required to complete the proposed project.

2. **Mechanical, electrical and plumbing engineering**

MODUS Engineering will continue to provide mechanical, electrical, plumbing and technology infrastructure consulting.
3. **Structural engineering**

Raker Rhodes Engineering will continue as our structural engineer.
4. **Civil engineering**

Site planning, design and construction administration will continue to be performed by AECOM.

They will lead the development of the site paving and grading.

5. **Landscape architecture**

This has already been defined in association with the larger high school project.

6. **Energy modeling**

This has been included in the mechanical engineering basic services. We will work with CFU closely in the systems selection process.

7. **Food service equipment design**

We have included a small allowance for concession equipment design given recent health department changes. This work will be performed by Rippe and Associates who is also working on the High School.

8. **Pool consulting**

Obviously this is a major component of the project. We will continue to work with Councilman Hunsaker for this work.

9. **Acoustic**

This is a minor element of the project but we will continue to work with Kvernstoen, Ronnholm Associates (KRA).

10. **Audio visual**

Again, this is a minor element and we will be working with MODUS in lieu of Sextant to perform this work.

11. **Other**

No other consultants are anticipated or included. If we find there are others that need to be brought on we will work with the district to add to our team.

## ARCHITECTURAL DESIGN PROPOSAL

1. **Basic Services**

- a. Design services would be a lump sum based upon the scope of the schematic design work. We propose a lump sum based upon 6.25% of the construction managers design development estimate for construction inclusive of contingencies. This is down from 6.65% in our previous proposal for the pool. This includes general architecture and interior design as well as the consultants noted above.
- b. Significant scope and/or budget changes if any will be negotiated at the time of the change. Cost estimating will be provided by the construction manager.
- c. Our proposal is based on one bid issuance as part of basic services.

2. **Optional Services**

- a. None.

3. **Reimbursable Expenses**

- a. We estimate the following reimbursable expenses be budgeted.
  - i. Travel and subsistence – We do have some consultants from out of state and while we have asked that they include reimbursable expenses in their fees to us, it would be wise for the district to have an allowance for unexpected reimbursable expenses. This would be minor, if any.
  - ii. Plan review fees – Plan review fees are not included at this time.
  - iii. Printing – Printing will largely be provided by the construction manager but we will have some printing internally at key points in the process for review sets.

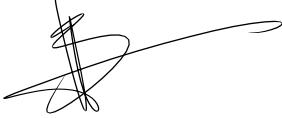
# INVISION

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- iv. We suggest a reimbursable budget be set aside for \$5K for the items above. Expenses, if any, will be billed as a direct cost without markup.

If you have any questions, give me a call at the office (319.433.3813) or cell (319.239.5496). We look forward to continuing our relationship together on this important community project. Thank you for the opportunity.

Best regards,



Brad Leeper, AIA  
Partner

Copy: Lynor Koch