



www.svpa-architects.com  
Phone 515.327.5990

1466 24th Street, Suite 200  
West Des Moines, Iowa 50266

Project: #22023 Iowa City Community School District

Amendment No.2

October 19, 2022

Jeff Barnes  
Facility Management  
1137 South Riverside Drive  
Iowa City, IA 52246

RE: **Amendment No.2 to AIA B101 Agreement for Northwest Junior High**  
Additional Service for Increase in Project Scope

Dear Jeff,

In accordance with Article 4.2 – Architects Additional Services of the AIA B101 (2017) Standard Form of Agreement Between Owner and Architect, we are submitting this Fee Amendment No.2 with a summary of the circumstances that require an adjustment in our compensation for the project. The original scope of work indicated in 'Attachment A' of the Agreement lists a Total Construction Cost budget of **\$10,400,000** and new building additions scope totaling 34,000 S.F. During the Schematic Design and Design Development phases, the project scope has increased. The current fixed fee of \$729,000 is based on 6.75% of the initial anticipated Construction Cost listed above plus \$27,000 for Programing/Auxiliary Space Concepts. The 'Attachment A' fee structure indicates that the fixed fee will be confirmed and adjusted based on 6.75% of the independent cost estimate submitted with the approval of the Design Development (DD) Phase documents. The DD phase plans for this project were approved at the last School Board meeting. The project scope approved at the Design Development Phase includes 49,850 S.F of new building additions with an estimated Total Construction Cost of **\$18,482,663**. Based on this increase, and a **6.75%** fee structure the revised fixed fee shall be \$1,274,580.


The net increase in architectural and engineering fees is \$545,580. Based on this adjustment, the Stipulated Sum total listed in Article 11 Compensation shall be increased from \$729,000 to One Million Two Hundred Seventy-Four Thousand Five Hundred Eighty Dollars (**\$1,274,580**). The fixed fee per design phase shall be amended as follows:

Schedule of Fees per Design Phase

Schematic Design Phase	20%	\$249,516
Design Development Phase	20%	\$249,516
Construction Documents Phase:	37%	\$461,605
Bid/Negotiation Phase:	3%	\$37,427
Construction Administration Phase:	20%	\$249,516
Amendment #1 Programming		\$27,000
Total:	<b>100%</b>	<b>\$1,274,580</b>

In the Interest of Service,

  
Vitus Bering, AIA  
SVPA Architects, President

DocuSigned by:  
  
Accepted By: \_\_\_\_\_  
537910000520125...

Name & Title: Ruthina Malone, Board President

CC: Meaghn Vogl, SVPA

Date: 11/15/2022



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## SCOPE OF SERVICES

SVPA Architects Inc. proposes to provide complete basic services including: Schematic Design, Design Development, Construction Documents, Bidding/Negotiation and Construction Administration phases for the architectural, interior design, civil engineering, structural engineering and mechanical/electrical engineering consulting scope of work for the project described herein. The following is a list of design services and the consultants that are proposed for inclusion in our prime Agreement for complete Basic Services with the Owner:

- |  |                       |
|--|-----------------------|
| • Architecture and Interior Design:                          | SVPA Architects Inc.  |
| • Civil Engineering and Landscape Architecture:              | MMS Consultants, Inc. |
| • Structural Engineering:                                    | KPFF Engineering      |
| • Mechanical, Electrical, Plumbing & Technology Engineering: | Design Engineers      |
| ▪ Food Service Equipment                                     | Martin Bros.          |

## FEE STRUCTURE

SVPA Architects Inc. proposes to establish Basic Compensation for the design services listed above based on a percentage of the Total Cost of Construction for the project. For this project, we propose a fee of **6.75%**. Based on the estimated \$10,400,000 Total Cost of Construction, this would equate to a **fixed fee of \$702,000**. **Once the project has reached the conclusion of the Design Development (DD) phase and the District has received their estimate of probable construction cost from the independent cost estimating firm, we would propose to establish/confirm the lump sum fixed fee based on 6.75% of the approved DD phase cost estimate.** Should the final Total Cost of Construction be within plus or minus 10% of the DD phase estimate, the fee shall remain fixed for the remainder of the project. In the event the project scope changes by more than 10% between DD and the Construction Phase, we will amend the fee structure to 6.75% of the actual Total Cost of Construction. The Total Cost of Construction shall include: site development costs, demolition, renovation costs, general building core & shell construction, interior finishes, food service equipment, and mechanical, electrical, plumbing and technology costs. Fixtures, furnishings, and equipment designed or specified by the SVPA Architects team shall also be included in the Total Cost of Construction. Based on the scope of work and budget assumptions listed above the breakdown of the total fees per design phase will be as follows:

### Schedule of Fees per Design Phase

Schematic Design	20%	\$140,400
Design Development	20%	\$140,400
Construction Documents	37%	\$259,740
Bidding & Negotiation	3%	\$21,060
Construction Administration	20%	\$140,400
<b>Total:</b>	<b>100%</b>	<b>\$702,000</b>

Changing these buildings from a 2-grade attendance center to a 3-grade attendance center will also have an impact on auxiliary support spaces such as gyms, cafeterias, media center, administrative offices, science, art, music, career tech and commons. The preliminary square footages identified in the project scope above are primarily for the additional general education classrooms needed to accommodate 6<sup>th</sup> grade. SVPA Architects