

**Modification of Agreement for
Design Consultant Services**

This Modification of Agreement is made and entered into effective as of March 7, 2019, by and between Buncombe County, a political subdivision of the State of North Carolina (hereinafter sometimes "County") and PFA Architects (hereinafter referred to as the "Designer" or "Design Consultant"), and collectively, sometimes, hereinafter, referred to as the "Parties."

Witnesseth:

Whereas, on or about January 16, 2018, County and Design Consultant did enter into and execute an agreement for Design Consulting Services for the Demolition and Construction of the East Asheville Library; and

Whereas, said agreement is attached hereto as "Exhibit A" and referred to herein as the "Agreement;" and

Whereas, County and Design Consultant now desire to enter into this Modification of Agreement to modify the Agreement and allow County/Design Consultant to include in the design a playground area and additional square footage.

Now Therefore, County and Design Consultant, for valuable consideration each to the other paid, the receipt and sufficiency of which is hereby acknowledged, hereby agree to the following:

1. Increase the Design Contract by \$57,200 to the new total of \$418,640 as proposed in the attached letter labeled as "Exhibit C"

If there is any conflict between this Amendment and the Contract, the provisions of this Amendment shall prevail.

In Witness Whereof, the Parties have caused the due execution of the foregoing instrument as of the date and year first written above:

County of Buncombe

Design Consultant

By: _____
(Signature)

By: _____
(Signature)

(Printed Name)

(Printed Name)

(Title)

(Title)

(Date)

(Date)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Buncombe County Finance Director



Exhibit C

November 30, 2018

Mr. Clint Shepherd, Director
Buncombe County General Services
40 McCormick Place
Asheville, NC 28801
828.250.4246

Clint.shepherd@buncombecounty.org

Re: Demolition and New Construction of the East Asheville Library
Continuation of AE Design Services through the end of construction

Dear Mr. Shepherd,

Congratulations on a successful meeting with the Buncombe County Commissioners November 20th that approved the project to proceed into construction documents in order to arrive at a GMP with the selected CMAR. We are delighted to submit this fee proposal for continuation of design services through the end of construction for the East Asheville Library. The proposed fee is described in the attached cost estimate (highlighted) and is used to generate this fee:

Basic Services with LEED included proposed at \$ 342,528.00
Construction Cost + Materials Escalation + Contingency @ 7% + LEED add services @ \$76,400

Fees already approved to date:

<i>Site Analysis, Predesign, & Schematic Design</i>	\$61,200
<i>Additional LEED fees</i>	\$21,440
<i>Total</i>	\$82,640

Proposed AE fee to complete the project.

- *Schematic Design* \$82,640 (19.7%) complete
- AE fee less completed to date (**\$418,640 +/-** - \$82,640) = **\$336,000.00**

Leaving the balance of the fee milestone breakdown as follows:

- Design Development (15.3%)\$64,000
- Construction Documents (40%).....\$167,000
- Bidding or Negotiation Phase (5%).....\$21,000
- Construction Administration (20%).....\$84,000

We welcome the opportunity to further discuss this proposal. If you have any questions, please contact me at any time.

Sincerely,
PFA ARCHITECTS, P.A.

Scott T. Donald, AIA PFA Architects, PA
c: 828.712.8525
sdonald@pfarchitects.com

TOTAL PROJECT PRELIMINARY BUDGET

11/30/2018

	Quantity	Units	Cost per Unit	Total
CONSTRUCTION COSTS				
Existing Building and Parking Demolition	9,500	SF	\$18	\$171,000
Building Construction Total	14,665	SF	\$250	\$3,666,250
Site Development	1.40	acres	\$350,000	\$490,000
Landscaping & Buffers	1.40	acres	\$65,000	\$91,000
Subtotal Construction Cost				\$4,418,250
Geotech Report and Services				\$10,000
Construction Testing			0.5%	\$18,331
CM Preconstruction Services				\$25,000
Special Inspections			0.5%	\$18,331
Material Escalation	12	months	0.45%	\$238,586
Subtotal Construction Costs	14,665	\$322.43 per SF		\$4,728,498
Contingency			5%	\$236,425
Total Construction Costs	14,665	\$338.56 per SF		\$4,964,923
OTHER PROJECT RELATED COSTS				
Basic Services - Design			7.00%	\$342,284
LEED				\$76,400
Park Features - NewPlay Equipment				\$100,000
Moving Expenses Allowance				\$5,000
Reimburables Allowance				\$0
Surveying				\$8,000
AV equipment and cameras Allowance				\$28,998
Furniture Allowance			6.0%	\$297,895
Permitting Fees Allowance				\$1,500
Sewer and tap fees Allowances				\$25,000
Misc. expenses Allowance				\$50,000
Total Other Project Related Costs				\$935,077
TOTAL ESTIMATE				\$5,900,000