



ARCHITECT & DESIGNER
635 NE 1ST STREET, SUITE B
GAINESVILLE, FLORIDA 32601
352.371.3205
FAX: 352.264-9978

2nd Supplemental Agreement for Professional Services

CLIENT: Gainesville Community Redevelopment Agency PROJECT: Model Block Initiative in the Fifth
Karen Slevin, CRA Director Avenue-Pleasant Street CRA
P.O. box 490, Station 48, District.
Gainesville, Florida 32602-0490

RE: RFP# 040010-CRAX-RW for Architectural Services for Model Block Project
Awarded to: Jay Reeves & Associates, Inc. On: August 25, 2003

Supplemental Agreement for Professional Services

Referencing the Contract Agreement, Under Section III – COMPENSATION, Section A)
III COMPENSATION

A. For the services identified in Article I above, the amount paid to the CONTRACTOR by the CRA under this agreement shall be determined on a property-by-property basis. As each property is acquired the CRA will provide the CONTRACTOR with the information about the property and what will be required and CONTRACTOR shall provide a written estimate for the services anticipated on the project prior to beginning the project. The CRA will authorize work to begin in writing. The following Standard Hourly Rates shall apply

- Architect \$85.00/hr*
- Project Manger \$45.00/hr*
- CADD Drafter \$35.00/hr*
- Administrative \$25.00/hr*

SCOPE OF PROJECT: 2nd Supplemental Agreement to include New Residential Construction of:

Total of (5) Lots slotted for New Construction of Residential Dwelling per the Model Block Initiative.
&
Selective Demolition Documents for Permitting of 419 NW 4th Ave

SCOPE OF WORK: DESIGN DEVELOPMENT -

- Coordinate with the CRA, Department on Zoning requirements, and Historic District Design Guidelines.
- Evaluate site data, existing plans, and recently completed planning conducted by the Community Redevelopment Agency for each house listed above.
- Define design criteria and assess problems associated with houses.
- Design Review meetings with CRA
- Develop multiple development options for evaluation.
- Refine selected site development options.
- Prepare schematic architectural design to include floor plans (as applicable), elevations, and schematic building sections.

ORIGINAL

Prepare architectural plans and construction documents to include site plans, foundations, structural drawings, building details, elevations, electrical plans, and construction specifications.

- Structural Design and Documentation
 - Electrical, Plumbing, and HVAC Design and Documentation
- (Architect will be responsible for retaining Structural Engineering, if required for permit.)
- Energy Code Calculations
 - Intermediate and Final Document Review with CRA
 - Permit Documents for Construction by General Contractor Selected through competitive bidding

Permit Document Sets will be sent to Printing Company of CRA's

Prepare architectural details, floor plan modifications, and construction design for buildings.

- Architect will incorporate detailed specifications into Construction Documents for each house.
- Architect will prepare a standard set of specifications to be used for each rehab project for competitive bidding by General Contractors.

A Set of signed and sealed documents for permitting will be supplied to a printing company of CRA's choice to be printed at their convenience and under client's account

CONSTRUCTION OBSERVATION -

Recommend and assist with bidding process (RFQ) for General Contractor.

Attendance of prebid conference(s) when required, evaluate bids, recommend award to the responsive and responsible bidder whose bid is in the best interest of the CRA.

Attend preconstruction meetings for each property when required and provide, as necessary, clarification of contract terms and conditions, technical requirements, logistical issues and related matters.

Recommend and assist with landscape plans,
(Does not include Landscape Plans or retainment of Landscape Architect)
Construction administration for all above disciplines.

Construction Phase Services provided by the Architect will include:

Periodic on-site observation of work for conformance to Documents
Progress meetings with CRA & Contractor for coordination
and pay request review upon request.

Professional Service Fees

Lot located at 403 NW 8th St. -

DESIGN DEVELOPMENT

20% = \$1,500.00

CONSTRUCTION DOCUMENTS

50% = \$2,500.00

- Incorporate design criteria from CRA into Construction Drawings for competitive Bidding by General Contractor

- Provide general specifications package

ORIGINAL

- Provide Signed and Sealed Construction Documents
CONSTRUCTION OBSERVATION 30% = \$1,500.00

- Assist CRA with Bidding process and review of General Contractors for Project.
- Periodic on-site Construction Observation.

*Fees anticipate no more than 15 hours of Architects time for construction observation per house.
Hourly rates will apply after 15 hours has been reached until the not to exceed price is met.*

- Structural Engineering by a Certified Engineer may be required for permitting,
estimated fees not to exceed \$1500.00 = \$1500.00

\$ 5,500.00 (Architectural Services) + \$1,500.00 (Engineering Services) = \$7,000.00

*Fees to be billed periodically according to percentage of work completed.

Regardless of the work required the not to exceed total will be \$8,500.00 per house.

Lot located at 725 NW 4th Ave. -

DESIGN DEVELOPMENT 20% = \$1,500.00
CONSTRUCTION DOCUMENTS 50% = \$2,500.00

- Incorporate design criteria from CRA into Construction Drawings for competitive Bidding by General Contractor
- Provide general specifications package
- Provide Signed and Sealed Construction Documents

CONSTRUCTION OBSERVATION 30% = \$1,500.00

- Assist CRA with Bidding process and review of General Contractors for Project.
- Periodic on-site Construction Observation.

*Fees anticipate no more than 15 hours of Architects time for construction observation per house.
Hourly rates will apply after 15 hours has been reached until the not to exceed price is met.*

- Structural Engineering by a Certified Engineer may be required for permitting,
estimated fees not to exceed \$1500.00 = \$1500.00

\$ 5,500.00 (Architectural Services) + \$1,500.00 (Engineering Services) = \$7,000.00

*Fees to be billed periodically according to percentage of work completed.

Regardless of the work required the not to exceed total will be \$8,500.00 per house.

Lot located 321 NW 7th Terrace -

DESIGN DEVELOPMENT 20% = \$1,500.00
CONSTRUCTION DOCUMENTS 50% = \$2,500.00

- Incorporate design criteria from CRA into Construction Drawings for competitive Bidding by General Contractor
- Provide general specifications package
- Provide Signed and Sealed Construction Documents

CONSTRUCTION OBSERVATION 30% = \$1,500.00

- Assist CRA with Bidding process and review of General Contractors for Project.
- Periodic on-site Construction Observation.

*Fees anticipate no more than 15 hours of Architects time for construction observation per house.
Hourly rates will apply after 15 hours has been reached until the not to exceed price is met.*

- Structural Engineering by a Certified Engineer may be required for permitting,
estimated fees not to exceed \$1500.00 = \$1500.00

\$ 5,500.00 (Architectural Services) + \$1,500.00 (Engineering Services) = \$7,000.00

*Fees to be billed periodically according to percentage of work completed.

ORIGINAL

TOTAL ESTIMATED FEES	040991
	\$35,500.00
TOTAL NOT TO EXCEED FEES.....	\$43,000.00

Absent a change in the scope of work, agreed to by CRA and architect, fees shall not exceed \$43,000.00 regardless of amount of architect's terms spent in performing required provisions.

Except as otherwise provided herein, the terms and conditions of the September 16, 2004 agreement for architecture services shall apply to the work performed under this first supplemental agreement.

PERFORMANCE: The Architect's services will be performed as expeditiously as is consistent with professional skill and care, with regard for the orderly progress of the Work. The schedule for the performance of the Work will be established by acceptance of both the Client and the Architect and shall be subject to modification, due to reasonable cause, by mutual agreement. Architect's services will be in effect until December 31, 2005.

PROJECT COSTS: Construction Cost is the responsibility of the Client within the scope of this Project. The Architect will review of the design parameters and budget of the Project with the Owner and Client during the Performance of the work. No fixed limit of Construction Cost shall be established as a condition of this Agreement, nor for the establishment of the fee structure. The Architect and the Client will coordinate during the progress of the Work to maintain the Project within the Scope of Project outlined. The Client will be responsible for any change in construction cost or fees associated with changes to the Scope of Project or Scope of Work. Application, permit, and impact fees are paid directly to the governing agency by the Client. Legal description to be provided by the Client. Site and tree surveys, soil or material testing, other tests and reports as may be required by reviewing governmental agencies, will be coordinated by the Client who will then provide all required information to the Architect. Costs for these services will be billed direct to the Client by the individual or business performing the service.

Contract work to be effective on or after January 15, 2005.

Agreed:

040991

ATTEST OR WITNESS:

JAY REEVES & ASSOCIATES, INC.

[Signature]
Title: PROJECT COORDINATOR (CRA)

[Signature]
James "Jay" D. Reeves, Architect

ATTEST OR WITNESS:

GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY

[Signature]
Title: Administrative Assistant

[Signature]
Barbara Lipscomb
Interim Executive Director

11/19/05

Approved as to form and legality:

[Signature]
Charles L. Hauck, CRA Attorney

ORIGINAL