



**City of Valdez  
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and RSA Engineering, Inc. (“Consultant”) is to the following AGREEMENT dated the 21<sup>st</sup> day of February, 2017:

**Project: Hospital and Clinic Copper Piping Replacement**

**Project No: 17-310-9197**

**Contract No.: 1280**

**Cost Codes: 315-0310-58000.9197 & 310-4530-58000**

Consultant’s project manager under this agreement is Mark Fischkorn.

City’s project manager is Codi Allen.

**ARTICLE 1. Justification**

The above referenced AGREEMENT requires modification due to the following requirements or conditions: Change the original contract from a design, bid, build contract into a construction manager, general contractor style of procurement after 65% design completion. This includes added scope of mold abatement and design for a fire barrier separating long term care from the acute care portion of the hospital.

**ARTICLE 2. Scope of Work - Period of Performance**

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in the attached proposal dated June 21, 2018, which is hereby incorporated by this reference.

**ARTICLE 3. Compensation**

Original amount of the AGREEMENT: \$86,883.00

Amount Changed by previously authorized Amendment: \$16,500.00

AGREEMENT Amount prior to this Amendment: \$103,383.00

Amount of this Amendment: \$45,556.00

New total AGREEMENT amount including this Amendment: \$148,939.00

ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AGREEMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this Amendment.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the dates below.

**RSA Engineering, Inc.**

**CITY OF VALDEZ, ALASKA  
APPROVED:**

\_\_\_\_\_  
**Name of Company Rep Authorized to Sign**

\_\_\_\_\_  
**Jeremy O'Neil, Mayor**

**BY:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**ATTEST:**

**DATE:** \_\_\_\_\_

**FEDERAL ID #:** \_\_\_\_\_

\_\_\_\_\_  
**Sheri L. Pierce, MMC, City Clerk**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Company Secretary or Attest**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Elke Doom, City Manager**

**Date:** \_\_\_\_\_

**APPROVED AS TO FORM:  
Brena, Bell & Clarkson, P.C.**

**RECOMMENDED:**

\_\_\_\_\_  
**Jon S. Wakeland**

\_\_\_\_\_  
**Nathan Duval, Capital Facilities Director**

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_



February 20, 2018  
REVISED May 24, 2018  
**REVISED June 21, 2018**

City of Valdez  
P.O. Box 307  
Valdez, AK 99686

ATTENTION: Codi Allen

Dear Codi,

**REFERENCE: Providence Valdez Medical Center  
Mechanical, Electrical & Architectural Design – Revised Proposal**

RSA Engineering is pleased to offer a revised fee proposal for architectural, mechanical and electrical engineering services for the referenced project. This proposal is for design services as discussed during our January 23 teleconference, revised for the scope changes discussed with the COV and PVMC May 18<sup>th</sup> and **revised June 20<sup>th</sup> to reflect amending existing COV Contract No. 1208 total for the revised scope of work.** Following are our and assumptions, **revisions to this document are shown in boldface type.**

- The Copper Piping Replacement Project developed to 65% by RSA Engineering/Kumin Alaska will be bid with the Airborne Infection Isolation Rooms project developed to 100% design documents level by Architects Alaska and AMC Engineers.
- The intent is to award this contract under Construction Manager/General Contractor (CM/GC) delivery method based on 65% design level drawings and specifications. It is our understanding the COV will develop and solicit the request for qualifications (RFQ) and request for proposal (RFP) documents. The design team will provide technical documentation to be included in the RFQ/RFP package and provide support for contractor questions during the selection/bidding process.
- 65% submittal, Piping Replacement Scope of Work - This phase of work will start with a site visit by the Architect to PVMC to walkthrough the project and verify existing conditions. Work during this phase is limited to basic modifications to the drawings including the addition/deletion of plumbing fixtures, and changes to the piping replacement scope of work to meet budgetary constraints. The fee does not include multiple revisions and it is assumed that any and all changes will be requested prior to producing the 65% RFP drawings.
- 65% submittal, Additional Scope of Work - This portion of work will include a site visit by the mechanical engineer to verify as-built conditions. The scope includes the design effort necessary to incorporate fire barrier upgrades and mold abatement into the 65% set as outline below:
  - Fire Barrier Upgrades: Our understanding is that the hospital is trying to achieve an occupancy separation between the long-term care unit and the hospital. Architects Alaska will perform a code study to verify the code requirements (NFPA & IBC) and will look at the best routing of the wall to minimize the disruption to the facility. Options for achieving the fire rating including upgrading the existing walls and/or building a separate shaft wall will be evaluated. Separate demolition and new plans and wall sections will be required for this portion of work. Mechanical and Electrical design will include HVAC and Fire Alarm drawings with

specifications for protection of the new 2-hr barrier penetrations and intertie with the existing fire alarm panel. It is anticipated that fire stopping of penetrations will be performance specified.

- Mold Abatement: This scope of work includes reviewing the mold reports dated January 31, 2017 & December 7, 2017 and incorporating the areas of work into the 65% drawings. The owner will need to engage the services of an environmental consultant to create a specification for performing this.
- 100% Submittal (Piping Replacement Scope of Work): This scope of work will include revisions to the plumbing plans, floor plans, ceiling plans, details and specifications based on input by the CM/GC. We are anticipating biweekly meeting meetings with the design team and general contractor.
- 100% Submittal (Additional Scope): This scope of work includes finalizing fire barrier and mold remediation design and incorporating comments from the CM/GC and design team.
- A line item has been included for design review meetings and changes to the design based on feedback from the construction project manager. This time is anticipated to offset the future construction administration costs, as most coordination items typically resulting in RFIs will be brought up and resolved prior to completion of design.
- The final phasing plan will be established in coordination with the bidding contractor based on the bid document phasing plan guidelines and requirements. The contractor will develop the final construction schedule to work within these requirements to be approved by the owner and A/E team.
- We have included an optional line item for a single day site visit to do a walk-through of the facility with the bidding contractors. This would include the architect and mechanical engineer for a one day trip.
- We have split out the costs associated with the Clinic and Hospital spaces below. This proposal assumes both areas of work will be inspected, designed, and bid together and awarded to the same contractor.
- The scope of work will be adjusted to reduce project costs. The piping replacement scope will be reduced to address long term care, acute care and areas of known mold presence as the base bid. A bid alternate will be included to replace piping within the walls of the remainder of the facility as budget allows. Piping replacement will be focused on piping smaller than 1-1/4" in non-circulating lines and piping in walls.

Exclusions:

- Construction phase services are not included at this time. A construction phase proposal will be submitted to Architects Alaska upon completion of the 100% piping replacement documents and selection of the contractor.
- Changes to the Airborne Infection Isolation Rooms project based on CM/GC feedback are not included in this proposal. It is anticipated that questions or addendums to the technical documents will be billed as C/A by Architects Alaska.
- Further cost estimation services past the delivered 65% piping replacement project cost estimate developed by Alaska Construction Management. At the owner's option RSA may renew contracts with ACM to evaluate contractor pricing or revise the 65% cost estimate.

- Travel delays are not included in our fee for site visits outside of Anchorage. Travel delays will be billed up to 8 hours per day of actual time including reimbursable expenses incurred.

RSA proposes the following lump sum fees for this project:

Hospital and Clinic Design 65% Piping Replacement:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
Hospital - Site Investigation	\$ 6,805.00	\$ 1,848.00	\$ 2,552.00
Hospital - 65% Design	\$ 12,990.00	\$ 1,610.00	\$ 13,079.00
Clinic - Site Investigation	\$ 888.00	\$ 416.00	\$ 319.00
Clinic - 65% Design	\$ 1,445.00	\$ 386.00	\$ 1,436.00
	<u>\$ 22,128.00</u>	<u>\$ 4,260.00</u>	<u>\$ 17,386.00</u>
Hospital - Cost Estimate	\$ 14,850.00		
Clinic - Cost Estimate	\$ 1,650.00		
Hospital & Clinic Piping Replacement - Total:			\$ 60,274.00

Hospital and Clinic 65% for RFP & Bidding Assistance: Piping Replacement:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
Hospital - 65% Update for RFP	\$ 5,540.00	\$ 1,440.00	\$ 7,090.00
Clinic - 65% Update for RFP	\$ 615.00	\$ 160.00	\$ 790.00
Hospital - 65% Site Visit	--	--	\$ 2,673.00
Clinic - 65% Site Visit	--	--	\$ 300.00
	<u>\$ 6,155.00</u>	<u>\$ 1,600.00</u>	<u>\$ 10,853.00</u>
Hospital & Clinic 65% for RFP Piping Replacement Update Total:			\$ 18,608.00

Hospital and Clinic 65% for RFP & Bidding Assistance, Added Scope:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
Hospital - 65% Fire Barrier/Fixtures	\$ 5,340.00	\$ 1,780.00	\$ 6,160.00
Hospital - 65% Mold Abatement	\$ 900.00	--	\$ 1,694.00
Hospital - Site Visit	\$ 2,600.00	--	--
	<u>\$ 8,840.00</u>	<u>\$ 1,780.00</u>	<u>\$ 7,854.00</u>
Hospital 65% for RFP Added Scope Total:			\$ 18,474.00

June 21, 2018

Hospital and Clinic 100% Design: Piping Replacement:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
Hospital - 100% Piping Design	\$ 13,455.00	\$ 2,060.00	\$ 11,620.00
Clinic - 100% Piping Design	\$ 1,755.00	\$ 275.00	\$ 1,290.00
	<u>\$ 15,210.00</u>	<u>\$ 2,335.00</u>	<u>\$ 12,910.00</u>

Hospital & Clinic Design 100% Piping Replacement Total: \$ 30,455.00

Hospital and Clinic 100% Design, Added Scope:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
Hospital - 100% Fire Barrier/Fixtures	\$ 3,560.00	\$ 1,480.00	\$ 4,466.00
Hospital - 100% Mold Abatement	\$ 600.00	--	\$ 1,386.00
	<u>\$ 4,160.00</u>	<u>\$ 1,480.00</u>	<u>\$ 5,852.00</u>

Hospital Design 100% Added Scope Total: \$ 11,492.00

Hospital and Clinic 100% Design: CM/GC design coordination and VE meetings:

	<u>Mechanical</u>	<u>Electrical</u>	<u>Architectural</u>
CM/CG Design Coord/VE	\$ 4,860.00	\$ 1,080.00	\$ 3,696.00

CM/GC Design Coord Total: \$ 9,636.00

<b>Current COV Contract No. 1280 Total:</b>	<b>\$ 103,383.00</b>
<b>Requested contract amendment for revised SOW:</b>	<b>\$ 45,556.00</b>
<b>Total for revised CM/GC scope of work:</b>	<b>\$ 148,939.00</b>

Optional Site Visit for CM/GC Walk Through for A&M \$ 5,400.00

Please review and advise if this proposal is acceptable by signing below and returning a copy to our office as our notice to proceed. We look forward to working with you on this project.

Sincerely,



Mark R. Frischkorn, P.E.  
Vice President

ttg/mrf/hhm  
18-0109r2/L7050

---

Accepted for City of Valdez