

**RANDALL SCOTT
ARCHITECTS**

ARCHITECTURE | INTERIORS | PLANNING

April 7, 2023

Mr. Yul Eroy
Project Manager – Engineering Division
3201-A S.W.S. Young Drive
City of Killeen, Texas 76542
Mesquite, TX 75150

**RE: ADDITIONAL SERVICES PROPOSAL (ASP) #1 –INCREASED CONSTRUCTION BUDGET AND TIME
EXTENSION OF ARCHITECTURAL SERVICES FOR THE KILLEEN COMMUNITY AND SENIOR CENTER
RENOVATIONS PROJECT**

Yul,

Per RSA's recent discussions and email exchanges with yourself and Andrew Zagars regarding the Killeen Community and Senior Center Renovation project, it is RSA's understanding that the City is going to execute a Contract for Construction with HCS Inc. Commercial General Contractor for the Base Bid amount of **\$6,848,435.00** plus all four of the following Add Alternates:

1. Pickle Ball Courts -	\$162,500
2. Covered Outdoor Seating -	\$118,200
3. Dishwashing Equipment -	\$235,000
4. Gymnasium Divider Curtain -	<u>\$52,700</u>
Total of Add Alternates Accepted	\$568,400

Based on the numbers above, the new **Construction Only Cost (COC) for the Project is \$7,416,835.**

Per Paragraph VI PROFESSIONAL FEES of Exhibit "B" to the Owner Architect Agreement, "**Should the Construction Only Cost (COC) or Owner's Construction Budget be increased during the course of the project to exceed \$4.3M, RSA's fees shall at that time be increased at a fee percentage of 8.5% times the amount exceeding the \$4.3M COC at the time the City increases their budget or COC.**" Based on the new COC amount of \$7,416,835.00, RSA's fees are to be increased in the amount of **$\$7,416,835 - \$4,300,000 = \$3,116,835 \times 8.5\% = \$264,931.$**

In addition to the COC increase, per Paragraph 4.2.4 of the Owner Architect Agreement; "**If the services covered by this Agreement have not been completed within 24 (twenty-four) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.**" The Owner Architect Agreement is dated February 2, 2021. As of the date of this letter, it is April of 2023, two months after the original 2 year completion date in the contract. Per the contract, all Architectural Services provided beyond February 2, 2023 constitute Additional Services.

The bids for this Project were recently scheduled for December 8, 2022. Due to the fact that no bids were received on the original bid date, the City made the decision to re-advertise and rebid the project. HCS's bid

was received on March 16, 2023, more than three (3) months after the original bid date and past the February 2, 2023 two year contract time.

HCS General Contractor's bid states that the Work shall be fully complete within 400 calendar days from receiving Notice To Proceed. Assuming the City issues Notice to Proceed to HCS on April 12, 2023, the date for Substantial Completion would be **May 16, 2024**. RSA estimates the average cost for Additional Services for the time extension during which the project was delayed as **\$8,500 per month x 14 months for a Total of \$119,000**.

Additionally, RSA has received notice from suppliers that some of the finish products originally specified for this project will be unavailable by the time HCS is prepared to order them for the project. Therefore, Additional Services for the reselection of the products will be required. At this time, RSA anticipates that the following finish products will need to be reselected:

1. Several ceramic tile finishes (the original manufacturer Interceramic recently notified the design profession they are going out of business)
2. Wall coverings
3. Other miscellaneous finishes that will need to be confirmed and reselected during the construction and submittal process due to the project delays.

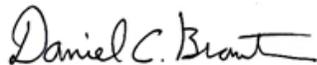
The total time required for reselection of these products is anticipated to be:

• Principal	6 Hours @ \$300/Hr. =	\$1,800.
• Project Manager	5 Hours @ \$225/Hr. =	\$1,125.
• Project Architect	5 Hours @ \$200/Hr. =	\$1,000.
• Interior Designer	15 Hours @ \$185/Hr. =	<u>\$2,775.</u>
Total Fees for Reselection of Finish Products		\$6,700.

In summary, our ASP # 1 request based on our February 2, 2021 Agreement with the City of Killeen would be as follows:

Additional Fees due to \$3,116,835 increase in the Construction Only Cost	\$264,931
Extension of Contract Time for 14 months of CA phase services	\$119,000
Additional Service Fees for Product Reselection	<u>\$6,700</u>
Total ASP # 1 Additional Fee Request	\$390,631

Please let me know if you have any questions or require any additional information in order to approve RSA's request for Additional Services as identified herein. Thank you, I look forward to hearing from you!



Daniel C. Brantner, AIA
Sr. Vice President

cc: Andrew Zagars
Randall Scott
Preston Scott