

Project Name: Downtown Campus Reinvestment Project
Project No.: 202169
Amendment No: Four
Date: December 10, 2024

This Amendment to that certain Standard Form Agreement dated June 28, 2022 by and between the City of Glendale and (CM@Risk) for services, deliverables and work related to Project No. 202169, Project Name: Downtown Campus Reinvestment Project, (the “Agreement”) is made and entered into effective this _____ day of _____, 2024.

1. This Amendment #4 establishes a Pre-Construction Fee for additional Pre-Construction Services and incorporates such terms into the Agreement, making the Agreement effective for Pre-Construction Phase Services:
 - a. The total fee for Pre-Construction Phase Services, as defined under the Agreement, shall be increased by Three Hundred Twenty-Eight Thousand Six Hundred Forty-Eight Dollars and Zero Cents (\$328,648.00). This Amendment for Pre-Construction services is for the New Velma Teague Library tenant improvement project. Services include but not limited to cost estimating, constructability reviews, building investigations, early procurement of equipment and materials, and selective demolition activities. Activities will be concurrent with the current Construction Phase Services for the Downtown Campus Reinvestment Project.
 - b. The total compensation under the Agreement, as amended by this Amendment, shall be:

	<u>Pre-Construction Phase</u>	<u>Construction Phase</u>	<u>Total</u>
Original Agreement:	\$758,198	\$	\$758,198
Previous Amendments:	\$	\$77,976,178	\$77,976,178
This Amendment:	\$328,648	\$	\$328,648
Total (including this Amendment):	\$1,086,846	\$77,976,178	\$79,063,024

2. ADD “Exhibit B.1 Pre-Construction Phase Proposal” Okland Construction Company, Inc. dated 11/12/2024 (1 Page), attached herein.
3. All other provisions, terms and conditions of the Agreement shall remain unchanged and in full effect.

(Signature on following page)

IN WITNESS WHEREOF, the Parties hereto have duly executed this Amendment, effective as of the date first written above.

OWNER
City of Glendale
5850 W. Glendale Avenue
Glendale, AZ 85301

CM@RISK
Okland Construction Company, Inc.
1700 N. McClintock Road
Tempe, AZ 85281

By: Its Authorized Representative:

By Its Authorized Representative:

Signature

Signature

Kevin R. Phelps

Printed Name

Printed Name

Printed Name

Glendale City Manager

Title

Title

Title

Date

Date

ATTEST:

Julie K. Bower (SEAL)
City Clerk

APPROVED AS TO FORM:

Michael D. Bailey
City Attorney

DESIGN PROFESSIONAL
Holly Street Studio, LLC
1319 E. Van Buren Street
Phoenix, AZ 85006

By Its Authorized Representative:

Signature (Reviewed in accordance with the "Agreement Between Owner and Design Professional" Section 4.8.1.14 of Exhibit A "Scope of Services for the Design Professional")

Printed Name

Title

Date



1700 N. McClintock
 Tempe, AZ 85281
 Phone: 480.990.3330
 Fax: 480.990.1633

November 12, 2024

Eddie Garcia
 Principal Architect
 City of Glendale - Engineering

RE: CMAR Pre-Construction Services Proposal
 City of Glendale Velma Teague Library Tenant Improvement

Dear Eddie,

Thank you for the opportunity to be part of your team. We are all very excited to get started working with you on this project.

We would like to propose the following CMAR services/costs for this project:

Construction Manager's Pre-Construction Phase Fee	\$84,439
Construction Fee	5.5%
Payment and Performance bond	.9%
Subcontractor Default Insurance	1.25%
GL Insurance	.94%
Builders Risk Insurance (if required)	.30%
(All percentages are assumed to be based on the total GMP amount)	

In order to prepare this proposal, we have made the following assumptions:

- Project Construction Budget: \$4,190,743
- Pre-construction services to run from Mid-November 2024 thru May 2025.
- Construction schedule is to be determined as scope and priorities are solidified.
- No Work on Current Velma Teague Demolition (Murphy Park Location) is included in \$4.1MM budget.
- Security, Low Voltage, IT, Access Control, FFE, Commissioning, Material Testing, Signage, AV by Owner.

Proposed Early Release Selective Demolition Activities	\$ 94,209 (Allowance)
Proposed Early Release Long-Lead Project Scope Items TBD (Mech/Elec/Exteriors)	\$100,000 (Allowance)
Proposed Allowance of Building Investigations	\$ 50,000 (Allowance)

Total budget request authorization for these services as outline above: **\$328,648**

Please let me know if you have any concerns or questions regarding this proposal.

Sincerely,

Jesse Lee