

# ATTACHMENT F

## CONTRACT FOR DESIGNER SERVICES

### AMENDMENT NO. 3

**WHEREAS**, the Town of Watertown (“Owner”) and Ai3 Architects LLC (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Watertown Elementary Schools Building Project on December 26, 2017 (the “Contract”);

**WHEREAS**, effective as of August 4, 2021 the Parties wish to further amend the Contract:

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform the following additional services in accordance with the Contract:

#### **Watertown Elementary Schools Building Project Designer Amendment #3 Detail**

Proposed Services	Fee
Additional Services for the design and coordination of Owner-requested amenities at the O’Connell Field, within the site of Hosmer Elementary School, located at 1 Concord Road in Watertown, MA. Added amenities include portable bleachers, softball batting cage, scoreboard, flagpole with illumination, irrigation modifications, power and wireless access from the athletic fields, prefabricated dugouts with storage, and a prefabricated building that will include two single-user toilet rooms, field storage, and a drinking fountain. Services will include an initial programming meeting with the Owner to establish quantity of amenities, research and specifications regarding the prefabricated restroom facilities including coordination of engineering services required for implementation on site, review of the location of the added amenities with the Owner, and overall coordination with the general contractor, landscape architect, civil engineer, structural engineer, plumbing engineer, electrical engineer, mechanical engineer, technology consultant, irrigation, and utilities. Overall services will include programming, the submission of construction document sketches related to this additional scope of work, estimating review services, and construction oversight. Any fees associated with utility connections, utility upgrades, or unforeseen conditions will be billed through additional Contract Amendments.	\$99,400.00
<b>Total:</b>	<b>\$99,400.00</b>

2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic and Extra Services:

Fee for Basic and Extra Services	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
<b>Educational Planning, Programming, and Evaluation of Potential Solutions Phase</b>				
<i>Cunniff Elementary School</i>	\$168,000.00	\$0.00	\$0.00	\$168,000.00
<i>Lowell Elementary School</i>	\$273,000.00	\$0.00	\$0.00	\$273,000.00

<i>Hosmer Elementary School</i>	\$285,000.00	\$0.00	\$0.00	\$285,000.00
<b>Schematic Design Phase</b>				
<i>Cunniff Elementary School</i>	\$112,000.00	\$0.00	\$0.00	\$112,000.00
<i>Lowell Elementary School</i>	\$182,000.00	\$0.00	\$0.00	\$182,000.00
<i>Hosmer Elementary School</i>	\$190,000.00	\$0.00	\$0.00	\$190,000.00
<b>Design Development Phase</b>				
<i>Cunniff Elementary School</i>	\$0.00	\$1,013,259.94	\$0.00	\$1,013,259.94
<i>Lowell Elementary School</i>	\$0.00	\$895,659.99	\$0.00	\$895,659.99
<i>Hosmer Elementary School</i>	\$0.00	\$1,634,432.34	\$0.00	\$1,634,432.34
<b>Construction Documents Phase</b>				
<i>Cunniff Elementary School</i>	\$0.00	\$1,484,753.75	\$0.00	\$1,484,753.75
<i>Lowell Elementary School</i>	\$0.00	\$1,312,431.77	\$0.00	\$1,312,431.77
<i>Hosmer Elementary School</i>	\$0.00	\$2,394,972.36	\$0.00	\$2,394,972.36
<b>Bidding Phase</b>				
<i>Cunniff Elementary School</i>	\$0.00	\$115,447.39	\$0.00	\$115,447.39
<i>Lowell Elementary School</i>	\$0.00	\$102,048.45	\$0.00	\$102,048.45
<i>Hosmer Elementary School</i>	\$0.00	\$186,221.65	\$0.00	\$186,221.65
<b>Construction Administration Phase</b>				
<i>Cunniff Elementary School</i>	\$0.00	\$672,271.87	\$0.00	\$672,271.87
<i>Lowell Elementary School</i>	\$0.00	\$594,247.33	\$0.00	\$594,247.33
<i>Hosmer Elementary School</i>	\$0.00	\$1,084,403.76	\$0.00	\$1,084,403.76
<b>Completion Phase</b>				
<i>Cunniff Elementary School</i>	\$0.00	\$60,568.05	\$0.00	\$60,568.05
<i>Lowell Elementary School</i>	\$0.00	\$53,538.46	\$0.00	\$53,538.46

<i>Hosmer Elementary School</i>	\$0.00	\$97,698.89	\$0.00	\$97,698.89
Phase 1: Site Surveyor – Topographical & Boundary Survey	\$67,199.00	\$0.00	\$0.00	\$67,199.00
Phase 1: Preliminary Geotechnical Evaluation of Proposed Site Area	\$33,000.00	\$0.00	\$0.00	\$33,000.00
Phase 1: Traffic Study	\$42,900.00	\$0.00	\$0.00	\$42,900.00
Phase 1: Environmental Site Assessment	\$7,500.00	\$0.00	\$0.00	\$7,500.00
Phase 1: Soil Characterization	\$15,000.00	\$0	\$0.00	\$15,000.00
Phase 1: Hydrant Flow Testing	\$3,000.00	\$0.00	\$0.00	\$3,000.00
Phase 2: Site Surveyor	\$0.00	\$80,620.00	\$0.00	\$80,620.00
Phase 2: Traffic Study	\$0.00	\$17,600.00	\$0.00	\$17,600.00
Phase 2: Geotechnical Evaluation	\$0.00	\$66,965.00	\$0.00	\$66,965.00
Phase 2: On-Site Geotechnical Engineer During Site Excavation/Compaction (Construction Phase)	\$0.00	\$95,147.00	\$0.00	\$95,147.00
Phase 2: Hazardous Materials Investigation	\$0.00	\$15,400.00	\$0.00	\$15,400.00
Phase 2: Hazardous Materials Surveys, Monitoring, Testing and Inspections (Construction Phase)	\$0.00	\$144,368.00	\$0.00	\$144,368.00
Phase 2: Site Permitting and Approvals Planning Board	\$0.00	\$49,500.00	\$0.00	\$49,500.00
Phase 2: Hydrant Flow Testing	\$0.00	\$3,300.00	\$0.00	\$3,300.00
Phase 2: Irrigation Services (Hosmer ONLY)	\$0.00	\$11,660.00	\$0.00	\$11,660.00
Phase 2: Soil Characterization	\$0.00	\$16,500.00	\$0.00	\$16,500.00
Phase 2: Installation Management of FF&E	\$0.00	\$38,000.00	\$0.00	\$38,000.00
Phase 2: LEED/Sustainability	\$0.00	\$200,000.00	\$0.00	\$200,000.00



Phase 2: Zoning or Regulatory Variances, Submittals, Approvals	\$0.00	TBD	TBD	TBD
Phase 2: Design, Specifications, and Procurement of Technology Equipment which is not part of the Building Infrastructure and/or Building Construction Contract Documents			<i>By Owner</i>	
Amendment No. 2: Lowell ES Solar Electric System	\$0.00	\$122,550.00	\$0.00	\$122,550.00
Amendment No. 3: Hosmer ES O'Connell Field Amenities	\$0.00	\$0.00	\$99,400.00	\$99,400.00
<b>Total Fee</b>	<b>\$1,378,599.00</b>	<b>\$12,563,566.00</b>	<b>\$99,400.00</b>	<b>\$14,041,565.00</b>

3. The Construction Budget shall be as follows:

Original Budget: N/A  
Amended Budget: \$137.5M (Project Budget: \$170M)

4. The Project Schedule shall be as follows:

Original Schedule: October 2018 (Completion of Schematic Design Phase)  
Amended Schedule: Design Development - complete July 2019  
Construction Documents - complete January 2020  
Bidding - complete Sept. 2019 thru March 2020  
Construction Administration - complete September 2023  
Completion - complete September 2024

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

6. Detailed Scope of Services as follows:

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:

Michael J. Driscoll  
(print name)

Town Manager, Town of Watertown  
(print title)

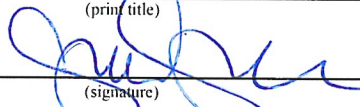
By \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

DESIGNER:

James S. Jordan  
(print name)

Partner, Ai3 Architects LLC  
(print title)

By  \_\_\_\_\_  
(signature)

Date 8-4-21 \_\_\_\_\_