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**Amendment to Professional Services Agreement Between
City of Newport and Yost Grube Hall Architecture**

THIS AMENDMENT is to the Agreement for Professional Services between the City of Newport (City) and Yost Grube Hall Architecture (Consultant) dated June 17, 2021, for professional consulting services.

Recitals:

1. City and Consultant entered into an agreement dated June 17, 2021 (Agreement) for professional consulting services related to the Newport Performing Arts Center (PAC) expansion. The fee for the scope of work in the Agreement was later increased from \$59,090 to \$82,500 in an addendum between the parties.
2. City and Consultant desire for Consultant to provide the City with additional professional consulting services related to the PAC expansion.

Terms of Amendment:

City and Consultant agree to amend the Agreement, as provided for in section 27, as follows, effective on the date of the last signature below:

- A. City and Consultant will proceed with the scope of work for additional professional services as set out in the attached February 7, 2022 letter with attachments from Consultant, for a fee up to a maximum amount payable of \$206,005, as summarized on page 2 of attached letter. (This fee applies to City Project 2020-018 – PAC Expansion Project)
- B. Further, City and Consultant will proceed with the optional professional services for a new HVAC control system in the PAC, for a fee up to a maximum amount payable of \$48,000, as set out on page 2 of attached letter. City has estimated the amount for a new HVAC control system in the PAC at \$334,000. (This fee applies to City Project 2021-029 PAC HVAC Controls)
- C. This Amendment may be executed in counterparts and a signed copy transmitted by facsimile or other electronic means, each of which will be deemed an original, but all of which taken together will constitute one and the same agreement.

Except as expressly set forth herein, all provisions of the Agreement shall continue and remain in full force and effect.

City of Newport:



Spencer R. Nebel, City Manager

Date: 3-31-22

Yost Grube Hall Architecture:



Name/Title:

Date: 3/29/2022

February 7, 2022, Revised March 14, 2022

Aaron Collett, PE
City Engineer
Engineering Department
169 SW Coast Hwy
Newport, Oregon 97365

RE: Performing Arts Center – Phases 2 & 3 Interior Remodel
City of Newport | Engineering, Cost Estimating, Specification Bidding &
Construction Administration

Dear Aaron,

We have had the pleasure of working with the City of Newport and Oregon Coast Council for the Arts (OCCA) to provide architecture and engineering services, field review and cost estimating for the Newport Performing Arts Center. The Board has decided to move forward with phases 2 & 3 for design development, engineering, cost estimating specifications, bidding and construction administration. The current design cost estimate for construction is \$1.75 million. Newport's stated construction budget for the project is \$1.62 million which includes \$215k for a HVAC controls project. The City and OCCA are moving forward with the remodel. The main goal of the project will be to allow the David Ogden Stiers Theatre to function independently of the Alice Silverman Theatre. The existing Scene Shop will be left as is for future OCCA conversion to a piano studio. The existing storage annex will also remain as-is except for electrical upgrades. OCCA also plans to convert the existing storage annex into a scene shop at a future date. The black box theater will have minor improvements for paint, flooring, door seals and acoustical absorptive materials.

YGH and our consultants will provide the following:

- One (1) site visit with our consultants to tour the building and assess facilities that were not previously a part of the project.
- Two (2) options for finish palette for the remodel
- Update code analysis
- One (1) pre-application meeting with the City of Newport Community Development/Building department to discuss permitting and code compliance.
- Plan for, attend and document (2) additional virtual meetings (steering committee/board/etc.)
- Construction documents including drawings and specifications for the scope of work previously described.
- Submit and revise documents as needed for a building permit through the building divisions electronic submittal system.
- One (1) on-site pre-bid meeting with bidding contractors
- Respond to bidder questions as needed
- Construction Administration services including site visit(s) for construction observations, reviewing contractor submittals and responding to requests for information as needed, prepare a punchlist of deficiencies per the design intent of the construction documents.

707 SW Washington St
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Portland, Oregon
97205 USA
t 503 221 0150
f 503 295 0840
w ygh.com

THOMAS ROBBINS, AIA
ERICKA COLVIN, AIA
PHIL KRUEGER, AIA
STEVE NEIGER, AIA
CRYSTAL SANDERSON, AIA
KATHY SIMONE, AIA
SCOTT THAYER, AIA
JESSE WALT, AIA

YGH has been coordinating with the City of Newport and OCCA throughout this process and they have communicated these needs. YGH is requesting additional services for this work.

Professional Fees:

YGH Architecture

Principal – 20 hours	\$ 4,200.00
Project Manager - 229 hours	\$36,640.00
Senior Designer – 48 hours	\$ 7,680.00
Senior Interior Designer – 89 hours	\$14,240.00
Intern – 313 hours	\$32,320.00
Total YGH	\$95,080.00

YGH Architecture	\$95,080.00
Consultants	\$101,115.00
<u>Reimbursables</u>	<u>\$9,810.00</u>
Grand Total	\$206,005.00

We estimate that there may be up to \$9,810 in reimbursable expenses related to printing, postage and travel. Optional services are not included in the base project fee shown above. Refer to the PAE consultant proposal for full scope of optional services.

Optional Services:

PAE + EPE

Optional Service 1: HVAC Controls Replacement	\$29,000.00
Optional Service 2: HVAC Controls Commissioning	\$19,000.00

Totals per Phase:

	YGH	Consultants	Reimbursables	Total
Original Contract – Phase I	\$28,230	\$27,515	\$3,345	\$59,090
Addendum No. 1 – Interior Remodel	\$19,410	\$4,000	\$ -	\$23,410
Addendum No. 2 – Phases 2 & 3	\$95,080	\$149,115	\$9,810	\$254,005
Totals	\$142,720	\$180,630	\$13,155	\$336,505

Assumptions:

- The project duration will be approximately as shown in the attached graphic schedule.
- Construction phase services will include a maximum of (5) site visits
- This project is not anticipated to require LEED certification or any other sustainable rating. If requested YGH can assist with certification as an additional service.
- Furniture/Art selection and procurement services are not anticipated to be needed but can be provided if requested.
- Signage and wayfinding services are not anticipated to be needed but can be provided if requested. Signage for code and ADA will be documented to be included in the project.
- As noted, electrical service will be upgraded in the storage annex. HVAC upgrades, insulation, energy analysis are not included for the storage annex.
- Substantial structural/seismic upgrades are not included.

We will proceed with work under the terms of our existing contract based on our hourly rates. Please prepare a contract modification for the amount above at your earliest convenience.

If you have any questions, please feel free to contact me.

Best Regards,

A handwritten signature in black ink, appearing to read 'Crystal Sanderson', with a stylized, flowing script.

Crystal Sanderson, Shareholder; AIA LEED BD+C
Yost Grube Hall Architecture

Attachments: Updated Graphic Schedule, Professional Fee Summary; YGH Fee Workplan 02 07
2022; Design Consultant Proposals 02 4 2022



**AUTHORIZATION FOR
AGREEMENTS, MOUs, OR
OTHER DOCUMENTS OBLIGATING
THE CITY**

All contracts, agreements, grant agreements, memoranda of understanding, or any document obligating the city (with the exception of purchase orders), requires the completion of this form. The City Manager will sign these documents after all other required information and signatures are obtained.

Document: Addendum 2 to Contract with YGH for Phase VII of PAC Renovations
Date: 03/17/22

Statement of Purpose: Architect Contract for PAC Renovations and HVAC Controller

Department Head Signature: *Am. [Signature]*

Remarks, if any: Two projects are involved. PAC HVAC Controls 2021-029, and PAC Expansion 2020-018.

City Attorney Review and Signature: *David N. Allen* Date: 3/30/2022

Other Signatures as Requested by the City Attorney: _____

	Signature	Name/Position
Budget Confirmed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Date: _____
Certificate of Insurance Attached:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
City Council Approval Needed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <u>03-07-22 meeting</u>

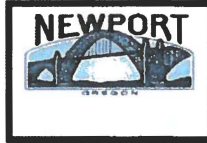
After all the above requested information is complete and signatures obtained, return this form, along with the original document to the City Manager for signature. No documents should be executed prior to the City Manager's approval as evidenced by signature of this document.

City Manager Signature: *[Signature]* Date: 3/31/22

Once all signatures and certificates of insurance have been obtained, return this document, along with the original, fully-executed agreement, MOU, or other document to the City Recorder. A copy of grant agreement and all project funding documents, must be forwarded to the Finance Department for tracking and audit purposes.

City Recorder Signature: _____ Date: _____

Date posted on website: _____



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Certificate of Insurance Attached:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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