



AGENDA
for the Board of Trustees
of the Town of Palisade, Colorado
341 W 7th Street (Palisade Civic Center)

January 4, 2022

6:00 pm Special Meeting

Live stream of the meeting may be viewed at

[https://youtu.be/ 0MAMKV2Ld0](https://youtu.be/0MAMKV2Ld0)

- I. SPECIAL MEETING CALLED TO ORDER AT 6:00 pm
- II. PLEDGE OF ALLEGIANCE
- III. ROLLCALL
- IV. AGENDA ADOPTION
- V. ANNOUNCEMENTS
 - A. **PUBLIC COMMENT REMINDER:** All emails sent to the Town Clerk for public comment on a specific agenda item prior to the day packets are published will be included in the staff report. Emails received after the packets are posted will be forwarded to the Board of Trustees. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in person and make said statements to the Board directly.
- VI. PUBLIC COMMENT

*Please keep comments to **3 MINUTES OR LESS**, and state your name and address. Neither the Board of Trustees nor staff will respond to comments at this time. The Board may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*
- VII. NEW BUSINESS
 - A. **Highway 6 Construction Bid Award**
The Town advertised competitive bid process for the construction of Highway 6. Bids were Due December 17 with the lowest bidder being United Companies in the bid amount of \$1,287,237.55. Does the Board of Trustees give direction to the Town Manager to enter into contract with United Companies for the construction of Highway 6?
 - 1. Staff Presentation
 - 2. Board Discussion
 - 3. Decision – Motion, Second, Rollcall Vote

B. Demolition Contract for the Old Palisade High School Located at 341 W 7th Street

The Town advertised competitive bid process for the demolition of the Old Palisade High School, which includes constructing a new brick wall on the south side of the gym. Bids were received on December 17, 2021. The lowest bidder being DC Contracting in the bid amount of \$842,300.00. Does the Board of Trustees give direction to the Town Manager to enter into contract with DC Contracting for the demolition of the Old High School?

1. Staff Presentation
2. Board Discussion
3. Decision – Motion, Second, Rollcall Vote

C. Contract for Clinic Architect

The Town advertised a competitive Request for Qualifications for an Architect Firm to design the new clinic located next to the Fire Department, in the area of the Old High School. The town received 3 proposals. The committee interviewed the firms and selected MOA Architecture. Does the Board give Direction to the Town Manager to enter into contract with MOA for 10% of the clinic cost at \$294,000 to design the clinic (not including hourly services)?

1. Staff Presentation
2. Board Discussion
3. Decision – Motion, Second, Rollcall Vote

D. Cameo Lease Agreement

The Town has an agreement with Colorado Parks & Wildlife and DOLA – Department of Local Affairs on the Cameo lease agreement. The lease is in place for 10 years. There are 5 years left on the lease. CPW has requested to end the lease sooner to be able to perform better State management and construction of the new facilities being planned for the site.

Is there Board consent to submit the attached letter to Representative Soper to have the lease agreement changed?

VIII. ADJOURNMENT

Bid Opening December 17, 2021



GATEWAY
MAPPING
INC.
a JUB Company

OTHER J-U-B COMPANIES

**Bid Opening
Highway 6 MMOF**

Contractor	Bid Bond Executed	Addenda Acknowledged	Bid Signed	Bid Schedule Appears to be Complete	Hard Copies Received	Apparent Bid Total
KSK, LLC	X	X	X	X	X	\$ 1,371,000.00
United Companies	X	X	X	X	X	\$ 1,287,237.55

Bids were received by the Town of Palisade on 12/17/2021. The apparent low bidder is United Companies with a bid amount of \$1,287,237.55

The Town will verify the bid amounts and anticipate the award of this project during the 1/4/2022 Town Trustees Meeting.

Bid Opening December 17, 2021



OTHER J-U-B COMPANIES

Bid Opening
Demolition of Old Palisade High School

Contractor	Bid Bond Executed	Addenda Acknowledged	Bid Signed	Bid Schedule Appears to be Complete	Hard Copies Received	Apparent Bid Total
DC Contracting	X	X	X	X	X	\$ 842,300.00

Bids were received by the Town of Palisade on 12/17/2021. The apparent low bidder is DC Contracting with a bid amount of \$842,300.

The Town will verify the bid amounts and anticipate the award of this project during the 1/4/2022 Town Trustees Meeting.



414 14th Street, Suite 300
Denver, Colorado 80202
www.moaarch.com
303.308.1190

December 17, 2021

Janet Hawkinson
Palisade Town Manager
PO Box 128
Palisade, CO 81526

RE: **Professional Design Services Fee Proposal
Town of Palisade Community Clinic
341 W. Seventh Street Palisade, CO 81526**

Mrs. Hawkinson,

MOA ARCHITECTURE (Architect) is pleased to provide this Professional Design Services Fee Proposal (Proposal) to the Town of Palisade (Owner) for architectural and engineering design services for the proposed Town of Palisade Community Clinic located 341 W. Seventh Street in Palisade, Colorado (Project). Our understanding of the proposed project, construction budget, construction schedule, design services required, and fee by task are outlined below.

PROJECT DESCRIPTION / ARCHITECT'S SCOPE OF BASIC SERVICES

The project consists of site development of a 6,000 GSF build-to-suit medical office building located on the Palisade Civic Campus which is approximately a 3.17 acre site. We understand that the clinic will be located on a recently-demolished high school campus (by others) where the gym will remain for community use. Our scope does not include any work related to the gym. The Town of Palisade has entered a partnership with Community Hospital on the proposed Community Clinic. This Community Clinic will consist of a non-24/7hr urgent care facility, B-occupancy with ambulatory care. Patients requiring emergency care will be transported to the local Community Hospital, thus the building will have a designated ambulance pick up location.

Design will comply with Mesa County building code requirements, which includes 2018 ICC's (except 2009 IECC) and 2020 NEC with noted amendments, FGI 2018 as required by CDPHE for community clinics, and NFPA 99, as required.

OWNER'S BUDGET FOR THE COST OF THE WORK (construction cost budget)

This proposal assumes the Owner will provide a realistic construction cost budget for site, building, underground conditions, and on/off site utility construction, plus appropriate construction phase contingency. The Architect recommends the Owner have a contingency fund equal to a minimum 5% of the construction cost at the start of construction for unforeseen conditions, unpredictable changes in the scope of the work, weather or other delays to construction, owner desired revisions, etc. While the Owner may have the Contractor carry the construction contingency in their budget, the Architect recommends that control of when and how those funds are spent should be at all times held by the Owner. If the Owner requires a "fast track" delivery process (early or multiple design packages), the

Architect recommends the Owner provide for additional construction contingency to cover the inherent risk.

The Owner's construction cost budget for the project is as follows:

Estimated Construction Cost:	\$2,800,000 (Architect's "design to" budget)
Recommended owner construction contingency (5%):	<u>\$ 140,000</u>
TOTAL:	\$2,940,000

ARCHITECT'S PRELIMINARY ASSESSMENT OF THE OWNER'S BUDGET FOR THE COST OF THE WORK

Based on the Architect's experience for similar projects in a similar location, the delivery schedule, the parameters of this project as described above, and with an appropriate construction contingency, this budget appears to be reasonable.

OWNER'S PROJECT SCHEDULE (Design and Construction Milestone Dates)

This proposal is based on our understanding of the Owner's desired occupancy date:
Building Core/Shell Completion December 2022

MOA has developed the following preliminary design/construction schedule based on the owner's desired occupancy date. While the desired occupancy date is considered fixed, the interim design schedule dates shown below are subject to revision by the architect.

Executed Owner Architect-Agreement / Notice to Proceed	January 3, 2022
Schematic Design Complete	February 14
Owner SD review and approval	February 21
Design Development Complete	March 21
Owner DD review and approval	March 28
Site & Foundation Package	April 25
Construction Documents Complete	May 9
Owner CD review and approval (prior to completion)	
Building Permit Issued	May 6
Construction Start (Site & Foundation)	April 16, 2022
Substantial Completion	November 11, 2022

OWNER'S PROJECT PROCUREMENT and DELIVERY METHOD

This proposal assumes the Owner will contract with a qualified and experienced general contractor (Contractor) in a "negotiated" (CMGC, CMAR) delivery process. This proposal assumes the Contractor will be engaged as soon as possible to provide:

- project cost model based on the Architect's Concept Design (design work prior to start of Schematic Design)
- project cost estimates at completion of SD, DD (may be GMP) and at approx. 70% complete CD phase
- building material and constructability review

Mrs. Hawkinson

Professional Design Services Fee Proposal for Town of Palisade Community Clinic

December 17, 2021

- participation in design phases from the Contractor's design-build team members and major subcontractor trades (concrete, mechanical, electrical, fire sprinkler, fire alarm, etc.)
- coordination of the Contractor's design-build team members' work with the Architect's work
- quality and content drawing and specification review
- project scheduling

The Owner has identified that "fast-track" design and construction, or phased construction will be required for this project, requiring early and multiple bid packages. This proposal therefore includes the additional scope and fee required for this effort.

The Owner understands and accepts the inherent risks associated with "fast track" delivery (early or multiple design packages) due to issuance of documents for permit and construction before design is fully complete or coordinated. The Owner agrees to provide additional construction cost contingency for the potential issues related to "fast track" delivery process.

OWNER'S SCOPE OF WORK / REQUIREMENTS; OWNER PROVIDED DESIGN CONSULTANTS/ENGINEERS

The Owner shall provide the following services, consultants or other requirements for this project:

1. Project programming information: space program, parking requirements, etc.
2. Zoning, Rezoning, Platting or Replatting (if required)
3. ALTA Survey (if required by Owner's lender), Site Improvement and Topographic Survey including the following information: topography at one-foot contours, locations and spot elevations of all perimeter and on site improvements, spot elevations throughout the site, property boundary information, setting of monuments at all property corners, site and site perimeter improvements (including curbs, gutters, curb-cuts), location of ancillary buildings/structures, visible and underground/overhead utilities (on-site and within the three adjacent streets), easements, means of property access, and rights-of-way. Survey information to be provided in AutoCAD format. The Architect shall be able to rely on the accuracy and completeness of the information contained therein.
4. Geotechnical Investigation Report: Prepared by a registered professional soils engineer, will include design recommendations for building foundations, slab-on-grade, soil bearing design loads and preparation guidelines, surface drainage criteria, subsurface drainage criteria, anticipated foundation and floor slab movement, and pavement design.
5. Environmental testing, reports and remediation (if required)
6. Any studies/reports/testing required by any authority having jurisdiction: e.g. traffic studies, environmental tests and reports, drainage reports, wetlands report, and construction phase testing (soil compaction, concrete, steel connections, etc.), including special inspection of required by the building department and project specifications are to be provided by the Owner.
7. Traffic consultant (Design team can provide if needed)
8. Facade access consultant (window cleaning) (if needed)
9. Building exterior and interior signage - theming, design, procurement, and installation observation.

10. Fire sprinkler design (design-build through the Contractor). Performance specifications provided by the Architect.
11. Fire alarm design (design-build through the Contractor). Performance specifications provided by the Architect.
12. Cost estimating/budgeting/pricing: The Owner's Contractor will provide all project construction cost modeling, estimating during design (100% SD, 100% DD, and approximately 70% CD) and final bid services.
13. Commissioning (Design team can provide if needed)
14. Sustainable design consultant.
15. Project marketing and sales

ARCHITECT'S SCOPE OF WORK INCLUDED IN THIS PROPOSAL – BASIC and SUPPLEMENTAL SERVICES

The basic services scope included in this proposal includes architectural, civil, structural, mechanical, plumbing and electrical engineering services for the medical office building core and shell, and build-to-suit interior.

Civil Engineer

Coffman

- a. Civil engineering will include the development of an overall site plan and site grading plan. Coffman will work with the surveyor to produce a plot plan as required by the authority having jurisdiction (AHJ).
- b. New water, sewer, and natural gas utility services will be designed in accordance with the requirements of the local utility companies and the AHJ. Utility line sizes will be optimized during the design development process.
- c. Stormwater design will include development of stormwater drainage calculations and design of stormwater conveyance structures, as required.
- d. Geotech, surveying, and special studies are excluded (traffic, environmental, air quality, flood plain, SWPPP, Construction Stormwater General Permit, etc.).
- e. Should a traffic study be necessary for this project on 7th or Iowa Ave, separate line item costs have been identified for Level 1 and Level 2 traffic studies.
- f. Landscape architect design services are excluded and can be provided as an additional service.
- g. One (1) site visit is included during design phase to obtain site information.

Structural Engineer

Coffman

- a. Structural engineering will include design of the new clinic's building shell to include the roof, wall, and foundation systems. The building will be designed for dead, live, and environmental loads (wind, snow and seismic) in accordance with IBC 2018, as adopted by Mesa County.
- b. Structural design is estimated to be a one-story wood or steel framed building.
- c. The foundation is estimated to be a concrete slab-on-grade with perimeter concrete stem walls on strip footings, with spread footings at column locations. The foundation will be designed in accordance with the geotechnical recommendations, provided by others.
- d. Structural support for medical equipment, either floor mounted or suspended from the ceiling, will be completed by others. Expected suspended medical equipment loading criteria and locations will be supplied for coordination with design of the roof framing.
- e. Roof design will account for future makeup air unit (MAU) and exhaust fans to support a future restaurant occupancy.

- f. Zero (0) site visits are included during design phase.

Mechanical, Plumbing Engineer & Fire Protection **Coffman**

- a. Mechanical engineering will include heating, cooling, and ventilation equipment selection, sizing calculations, plans, and specifications.
- b. Plumbing design will include connection to all services within 5 feet of the building foundation. Services include water, sanitary sewer, and natural gas.
- c. We will provide specifications and drawings for an early foundation package that includes underground waste, underground rainwater, and underground natural gas piping. In order to accomplish the early foundation package, we will need to have all plumbing fixture locations and all roof drain locations finalized and shown in the model by the conclusion of the DD phase.
- d. Roof drain locations will be coordinated with architect, civil, and landscaping to streamline site drainage.
- e. Fire sprinkler systems will be performance specified. We will coordinate the location of the fire riser and show on our drawings. We will review one set of shop drawings.
- f. Medical gasses are assumed to be standalone bottled gasses and we have not included design of central medical gas or vacuum systems.
- g. We will provide ComCheck forms for the HVAC and water heating portions of the project.
- h. Building Automation System will be performance specified.
- i. Seismic restraints will be performance specified.
- j. Mechanical equipment selection support will be provided for structural engineer to support future restaurant occupancy. Estimates will be based on our best guess of future tenant requirements.
- k. Review of one TAB report is included at the conclusion of balancing.
- l. We assume the architect will provide us with building envelope construction details for our HVAC load calculations and will complete the envelope portion of energy code compliance forms.
- m. Zero (0) site visits are included during design phase.

Electrical Engineer **Coffman**

- a. Electrical engineering will include a new electrical service design and sizing, lighting, power, security, plans, and specifications. ComCheck lighting calculations will be provided per County of Mesa requirements.
- b. Emergency lighting system will utilize battery-backup (integral or central lighting inverter).
- c. Data design will be performance specified. We will coordinate the location of the data outlets, data rack, and cable trays and will show on our drawings. We will review one set of shop drawings.
- d. Security systems will be performance specified. We will coordinate the location of intrusion detection devices (door switches, motion sensors), CCTV camera system (camera locations, head end unit), and access control system (card readers) and will show on our drawings. We will review one set of shop drawings for each system.
- e. Nurse call system will be performance specified. We will coordinate the location of nurse call devices (master station, nurse call light, call stations) and will show on our drawings. We will review one set of shop drawings. It is assumed nurse call is only required in the urgent care section of the facility.
- f. Fire alarm system will be performance-specified. We will show the location of the fire alarm

- devices, head end panel, and annunciator on the plans. We will review one set of shop drawings.
- g. A CCTV camera system is excluded. Design can be provided, if desired, as an add to the contract.
 - h. An burglar alarm system is excluded. Design can be provided, if desired, as an add to the contract.
 - i. A generator design is not included. A packaged generator design can be provided, if desired, as an add to the contract.
 - j. Overhead paging system design is excluded, but can be provided, if desired, as an add to the contract.
 - k. Modifications to street lighting, traffic signalization, and utilities within the right-of-way are excluded.
 - l. Arc flash, fault current, and protective device coordination studies are excluded. Performance specifications for these studies will be provided. Preliminary fault current analysis will be completed to determine identify minimum equipment SCCR ratings per NEC only.
 - m. Three (3) site visits are included during design phase for Soo Loewen's role as engineering team project manager. One of these meetings may be attended virtually.

The Architect's supplemental services scope included in this proposal are as follows:

- Master Planning
- Programming
- Tenant Space Planning
- Interior Design
- Furniture and furniture systems layout, procurement and installation observation

Please see section above titled "Owner's Scope of Work/Requirements" for project required consultants/services not included in this proposal but provided by the Owner or others.

GENERAL EXCLUSIONS AND DESIGN ASSUMPTIONS

The following assumptions and exclusions apply to this project:

- a. Life safety code studies and fire sprinkler design beyond performance specifications are excluded.
- b. Special Inspections are excluded.
- c. Cost estimation services will be provided by the selected CM/GC contractor. Coffman has included time to review GM/GC Contractor's estimates during DD phase and CD phase to keep responsible design under budget.
- d. Permit Phase Assistance includes response to local authority having jurisdiction (AHJ) review comments, response to CDPHE FGI review board comments, and issuance of 100% Final drawings with comments incorporated.
- e. Bid Phase Assistance includes response to Bidders' questions only.
- f. Construction Phase Assistance includes submittal review, response to RFI's, and site visit(s) during construction. Two (2) site visits are included for mechanical/plumbing engineer and electrical engineer, each. Additional site visits can be provided for an additional fee per site visit.

- g. Piecemealed submittals will not be reviewed, except for one separate grouping for long lead items. Submittals shall be complete for comprehensive review of systems.
- h. Commissioning and cost estimation services are excluded.
- i. Design review meetings will be attended virtually for DD submittal by all required disciplines. Remaining design review meetings will be attended virtually by Coffman's Project Manager only.
- j. Value engineering post acceptance of DD submittal are not included.
- k. Any engineering effort that would normally be provided by a full-service building envelope consultant is excluded (i.e., flashing details, wall sections to meet energy codes).
- l. The architect shall provide all user conferencing and coordination required to establish the type and location of all luminaires, light switches, receptacles, equipment connections, low-voltage devices, and plumbing fixtures.
- m. It is important to note that construction cost contingency is not included in the fee estimates and must be accounted for by the contractor or owner. The contractor or owner is expected to carry a reasonable contingency for unexpected site conditions, construction issues, and possible omissions, ambiguities or inconsistencies in the project plans and specifications, etc. The contingency reserve is to be used, as required, to pay for any such increased project costs. Engineering effort for correction of design errors or omissions, with the exception of unexpected site conditions and construction issues, will be provided as part of the basic services without additional charges; however, construction costs for these changes are the responsibility of the contractor or owner as long as they are within normal standard of care limits for design accuracy.
- n. The architect will provide us with cutsheets and information regarding medical equipment that will require plumbing or electrical connections, or that produce heat gain into the space. In order to properly size electrical service and air handling equipment for the DD cost estimate and confirm adequate equipment space needs, this medical equipment information will need to be finalized and provided at least three weeks before the DD pricing set deadline. Later revisions to this equipment list that significantly impact mechanical, plumbing, and electrical equipment sizing may result in additional services for design rework.
- o. Approved Hwy 6 plans and gym demolition plans will be provided.
- p. Civil and structural design will be completed at 95% Construction Document (Permit Set) Deliverable. No effort has been included for 100% submittal for these disciplines

ARCHITECT'S TASKS AND DELIVERABLES – BASIC and SUPPLEMENTAL SERVICES

We present the architect's scope of work in three separate tasks as follows:

TASK 1: Site and Buildings Entitlement Approval (requires schematic design phase services)

TASK 2: Site, Building Core and Shell, and Medical Build-to-Suit Tenant Design and Documentation

TASK 3: Construction Phase Services

TASK 1: Site and Buildings Entitlement Approval

The design team will lead the entitlement approval submittal process. The entitlement approval process will through the City of Palisade. Please be advised that the work product for this Task 1 also requires the completion of the Schematic Design of the buildings, the site design noted under Task 2, and a site photometric plan by our electrical engineer.

Because the length of time, number of meetings etc. to achieve entitlement approval is not known, MOA and Coffman's portion of the fee will be provided on an hourly basis.

TASK 2: Site, Building Core & Shell, and Medical Build-to-Suit Design and Documentation

- Schematic Design: The Schematic Design documentation consists of a schematic site plan, medical office building floor plans, building elevations, and building elevations, preliminary building code analysis, and building systems/materials narrative for owner review and approval. Written approval will be required before proceeding into the design development phase.
- Design Development: Based on the approved Schematic Design Documents, further development of the design intent and material selection for Owner review and approval. Drawings and outline specifications defining all building design elements including floor plans, building elevations, elevator and stair core plan areas, public restroom cores, wall sections, and preliminary finish and door plans/schedules. MOA will coordinate with the Owner's consultants. Written approval will be required before proceeding into the construction document phase.
- Construction Documents: Based upon the approved Design Development drawings, detailed drawings and specifications for permitting, bidding, and construction will be developed. MOA will coordinate with the Owner's consultants.

TASK 3: Construction Phase Services

- Construction Phase Services Scope includes normal construction administration and other scope of work including monthly field observations and Owner-Architect-Contractor meetings, submittal review, RFI responses, issuing of clarifications, and project closeout procedure. This proposal assumes a seven (7) month construction duration to substantial completion.
- Project Closeout Services This proposal assumes one month for project closeout (punch list, back-check, O&M manual review, other documentation review, etc.)
Record Documents: The design team will provide updated construction documents incorporating the contractor's as-built field documentation and design team issued clarifications. Because Record Documents are prepared based upon unverified information provided by others, MOA makes no warranty as to the accuracy or completeness of the drawings. MOA will issue in reproducible drawing, or digital (PDF, CAD or Revit) format as requested by Owner.

COMPENSATION – BASIC AND SUPPLEMENTAL DESIGN SERVICES

TASK 1: Site and Building(s) Entitlement Approval

Architectural	Hourly
Civil	Hourly
Electrical (site photometrics)	Hourly

TASK 2: Site, Building Core & Shell, and Medical Build-to-Suit Design and Documentation

Schematic Design	\$47,850
Design Development	\$90,650
Construction Documents	\$109,300

TASK 3: Construction Phase Services

Construction Administration	\$36,200
Project Closeout	\$10,000

TOTAL TASKS 1, 2, 3 & 4 (not including hourly services) \$294,000

COMPENSATION - HOURLY SERVICES and OTHER CHARGES

In addition to the fixed fees noted above, the following services will be provided hourly on a Time & Material basis:

- The Architect's time related to entitlement submittal documentation and/or others' services (e.g. attendance at planning/zoning meetings, hearings, etc.). The Architect's consultants' fees for entitlement services are included in their basic services or supplemental services fee.
- Out of house rendering and model building fees will be billed at direct cost plus 15% mark-up.

COMPENSATION - REIMBURSABLE EXPENSES

In addition to the fees noted above, reimbursable expenses such as printing, plotting, scans, delivery, mileage, parking fees, and similar expenses will be invoiced at cost plus 10 percent. Funds advanced by MOA ARCHITECTURE or its consultants for project permit fees, jurisdictional applications, and similar items will also be reimbursed to MOA ARCHITECTURE at cost plus 10 percent.

COMPENSATION – ADDITIONAL SERVICES

Compensation for additional services will be a fixed fee or hourly billing as negotiated at the time such services are required.

1. Building exterior and interior signage - theming, design, procurement, and installation observation.
2. Furniture and furniture systems layout, procurement and installation observation
3. CM/GC Procurement
4. Total and Soft Cost Project Tracking
5. Lightning Protection System

Mrs. Hawkinson

Professional Design Services Fee Proposal for Town of Palisade Community Clinic

December 17, 2021

6. Burglar Alarm System
7. Surveillance Camera System
8. Standby or Emergency Generator System
9. Overhead Paging System
10. Commissioning Services and Support beyond what is included in Exclusions and Assumptions.
11. Energy modeling and life cycle cost estimates (LCCA)
12. CCTV Camera System
13. Intrusion Alarm System
14. LEED design, support, and certification
15. Photo-voltaic (PV) panels and other alternative energy systems
16. Playground equipment specification and design
17. Development of Final As-Built Drawings from Contractor Red Lines and review of O&M submittals
18. Landscape architecture design services

ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE TYPES AND LIMITS

Professional Liability insurance limits for the Architect are \$2,000,000 per Claim and \$4,000,000 in the aggregate. If the Owner desires insurance coverage which exceed this amount, such excess or additional insurance, if available, may be obtained at the Owner's sole expense through the Architect's carrier by means of a "Specific Job Excess" endorsement, or the Owner may directly purchase "Owner's Professional Protective Indemnity," if available. Consultant liability insurance limits vary.

CHANGES IN THE WORK – OPTIONAL AND ADDITIONAL SERVICES

(Scope of services not included as architect's basic or supplemental services noted above.)

Upon request to provide an additional service, the Architect will prepare a written proposal (including scope definition, fee, and schedule impact if any) for review, approval and signature of approval and authorizing notice to proceed. For a change in services of the Architect's consultants, compensation shall be computed as a multiple of 1.15 times the amounts billed to the Architect for such services. No work will proceed on an additional service without written authorization to proceed. The following service items are examples of scope of work not included in the Basic or Supplemental Services noted above but can be provided as an additional service.

Bid Alternates

Services related to design, documentation or construction phase services for significant bid alternates (in quantity or scope) are not included as part of the Basic or Supplemental Services noted above.

Cost Estimating

Cost estimating is provided by the Owner's general contractor and is not included as part of the Basic or Supplemental Services noted above.

Mrs. Hawkinson

Professional Design Services Fee Proposal for Town of Palisade Community Clinic

December 17, 2021

Rendered Perspective Drawing(s)

Included in the hourly scope for TASK 1 are colored building elevations for the entitlement submittals. If requested, MOA can provide a computer rendered perspective drawing(s) of the building and/or site for Owner use.

Marketing / Leasing Documentation

If requested, MOA can provide BOMA calculations and/or other documentation suitable for inclusion in leasing presentation material, or other work related to "marketing" of the project (e.g. brochure design, in-house constructed physical models, brochure quality rendered floor plans and unit plans, in-house prepared interior and exterior renderings, meeting time and coordination time with Owner consultants, etc.)

Thank you for the opportunity to submit this Professional Services Proposal. This proposal will become an "Exhibit" to the AIA B101 – 2017 Standard Form of Agreement Between Owner and Architect, and its terms and conditions will supersede any provisions in the Standard Form of Agreement Between Owner and Architect that may inadvertently be in conflict. This proposal is subject to change if an agreement form other than AIA B101 - 2017 is required.

If you have any questions or require additional information, please contact me.

Sincerely,

MOA Inc. dba MOA ARCHITECTURE



Katie Vander Putten, AIA, NCARB, EDAC, LEED AP BD+C
Principal

Mrs. Hawkinson

Professional Design Services Fee Proposal for Town of Palisade Community Clinic

December 17, 2021

“ATTACHMENT A”

STANDARD HOURLY BILLABLE RATES

The rates set forth herein are applicable for all services provided through December 31, 2022, at which time the Architect’s and Consultant’s rates under this agreement shall automatically adjust to those rates the Architect and Consultants have established for new services and contracts for the following year.

MOA ARCHITECTURE

Sr. Principal / Sr. Managing Director	\$ 240.00
Principal / Managing Director	205.00
Principal / Project Director	185.00
Sr. Designer / Market Leader / Project Director	165.00
Designer III	130.00
Designer II	100.00
Designer I	80.00
Sr. Project Manager / Sr. Project Architect / Project Dir	170.00
Sr. Project Manager / Sr. Project Architect	150.00
Architect III / Project Manager	140.00
Architect II	120.00
Architect I	110.00
Emerging Professional III	100.00
Emerging Professional II	90.00
Emerging Professional I	80.00
Student Intern	70.00
Director Interior Design	165.00
Interior Designer IV / Sr. Interior Designer	140.00
Interior Designer III	125.00
Interior Designer II	110.00
Interior Designer I	100.00
Business Manager	160.00
Admin – Manager	130.00
Admin Assistant II	110.00
Admin Assistant I	70.00
BIM / Technology Manager	155.00



175 East Third Street
P.O. Box 128
Palisade, CO 81526

Phone: (970) 464-5602
Fax: (970) 464-5609
www.townofpalisade.org

January 4, 2022

To: Matthew Soper
Colorado House District 54 Representative

From: Greg Mikolai
Palisade Town Mayor

Matt

The Town of Palisade Board of Trustees respectfully requests submission of legislation during the 2022 session to turn over ownership of the property encompassing the Cameo Shooting and Education Complex to Colorado Parks and Wildlife prior to the ten-year requirement of the Department of Local Affairs.

Part of the agreement between CPW, DOLA and the Town of Palisade requires CPW to make improvements to the complex in the amount one and a half million dollars before they may take ownership of the property. CPW has made over three million dollars in improvements, thereby surpassing the level necessary to take possession. It benefits all parties involved to move ownership early. There is no advantage to continue the current agreement; in fact, CPW would be able to make further improvements at the complex in a more efficient and timely manner if the agreement were resolved now.

The Town of Palisade Board of Trustees recognizes the need to protect the interests of the Department of Local Affairs by asking for this legislative action. The Town is grateful to DOLA for their assistance in creating this world class shooting complex and its economic benefits to Palisade.

Best regards,

Greg Mikolai
Palisade Town Mayor