AIA® Document B207™ – 2008

Standard Form of Architect's Services: On-Site Project Representation

for the following PROJECT:
(Name and location or address)

Joplin Public Safety Training Facility
5102 N. Swede Lane
Joplin, Missouri

THE OWNER:
(Name, legal status and address)

City of Joplin, Missouri
602 S. Main Street
Joplin, MO 64801

THE ARCHITECT:
(Name, legal status and address)

GLMV Architecture, Inc.
9229 Ward Parkway, Suite 210
Kansas City, MO 64114

THE AGREEMENT
This Standard Form of Architect's Services is part of or modifies the accompanying Owner-Architect Agreement (hereinafter, the Agreement) dated the Third day of March in the year Two Thousand Fourteen.
(In words, indicate day, month, and year.)

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ARTICLE 1 INITIAL INFORMATION
The Architect's performance of the services set forth in this document is based upon the following information. Material changes to this information may entitle the Architect to Additional Services.
These Services are in addition to Construction Phase Services listed in the Base Contract.
(List below information, including conditions or assumptions that will affect the Architect's performance.)

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document must be used with an owner-architect agreement where the architect provides construction administration services.

This document provides the Architect's scope of services only and must be used with an owner-architect agreement. It may be used with G802™–2007, Amendment to the Professional Services Agreement, to create a modification to any owner-architect agreement.

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ARTICLE 2 ON-SITE PROJECT REPRESENTATION SERVICES

§ 2.1 The Architect shall provide various representatives at the Project site to assist in carrying out the Architect's construction phase services identified in the Agreement.

§ 2.1.1 The Architect shall provide the services of a professional testing laboratory for materials testing, special inspections and soils testing.

§ 2.1.2 The Architect shall provide the services of a civil engineer for observation of the site work, including site demolition, site rough grading, site final grading, soils installation for the parking lots and building pad, underground and above-grade utility installation, and final parking lot and finish grading for the site. Observation and reporting of the erosion control methods that were put in place by the Contractor monthly. Reports for the Storm Water Pollution Plan (SWPP) will be maintained by the engineer.

§ 2.1.3 The Architect shall provide the services of an architectural representative for the construction of the building. Services will include general site visits during the construction of the building to observe construction progress, installation of the various building materials and systems, and final building finishes.

§ 2.1.4 The Mechanical, Electrical, and Plumbing Engineer will provide additional site observations.

§ 2.1.5 The Additional Services listed above will be based upon Article 3.6 of the AIA Document B101 currently in place. The Services listed above will be in addition to those contained in the original Contract and will provide increased observation of the construction phase of the Project.

§ 2.2 The Architect's representative(s) shall perform services in accordance with the standard of care set forth in the Agreement, or if none is set forth, in accordance with applicable law. In performing services, the Architect's representative(s) shall not exceed the authority of the Architect as set forth in the Agreement.

§ 2.3 The Architect's representative(s) shall be located at the Project site in accordance with the following schedule: *(Insert the days per week, hours per day, schedule duration, and other relevant information.)*

§ 2.3.1 The testing laboratory shall be on site for the testing of the fill placement and compaction testing, foundations, reinforcement, steel and concrete placement, masonry and structural placement, and exterior paving and sidewalk. It is anticipated that there will be 122 tests performed during construction. Each test is anticipated to require 2 hours of time to observe and acquire samples. The frequency of these visits will be determined by the Contractor's schedule. The days per week, hours per day and schedule duration will be based upon the Contractor's Construction Schedule. It is anticipated this work will continue for approximately the first 6 months of the Project and for the last couple of months when the final parking areas are placed. See Appendix A for a list of the tests that are anticipated for this Project.

§ 2.3.2 The Civil Engineer will be on site during the site work which includes site grading, installation of utilities, installation of the subgrades, installation of paving and sidewalks, both base work and final work, and observation of installation of those items. It is anticipated that the Civil Engineer will visit the site on an average of 2.5 hours per day for the first 4 months of construction. During months 5 through 8, it is anticipated the Civil Engineer will visit the site for the Environmental review of SWPP requirements an average of once a month. During the final months of the Project, it is anticipated the Civil Engineer will visit the site approximately 6 hours per day when the final curbs, gutters, and final pavement and finish grading is completed.

§ 2.3.3 The Mechanical, Electrical, Plumbing Engineer representative will provide 5 additional site visits during the normal construction schedule.

§ 2.3.4 The Architectural Representative will be on site periodically during the construction of the building. It is anticipated the building portion of the work will start approximately 2 months after site work is started and continue to Project completion, which is 10 months in duration. It is anticipated the Architectural Representative will be on site an average of 2 days per week during the first 2 months of construction and an average of 3 days per week during the remaining 8 months of construction. The Architectural Representative will be on site an average of 1 day per week when the Contractor is completing his punch list items. It is anticipated there will be 133 1-day trips.

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If any of those require a nights' stay, it will be considered 2 of those trips. Overnight expenses will be charged to the Project. The Architectural Representative will coordinate with the General Contractor and review schedule and Project progress. Anticipated time on site will be approximately 3 hours for a 1-day trip and 10 hours for a 2-day trip with an overnight stay. Cost will include travel time to the site.

§ 2.3.5 The Architect's accounting staff will review the Contractor's certified payroll documentation monthly.

§ 2.4 In addition to the Architect's construction phase services identified in the Agreement, the Architect's representative(s) shall perform the services set forth in this Section 2.4.

§ 2.4.1 The Architect's representative(s) shall monitor the Contractor's construction schedule and alert the Owner to conditions that may affect the Contractor's ability to complete the work in accordance with the schedule.

§ 2.4.2 The Architect's representative(s) shall attend the biweekly jobsite meetings. Contractor shall prepare and distribute a written report to the Owner on the proceedings:

§ 2.4.3 The Architect's representative(s) shall observe the systems and equipment testing required in the Specifications and report test results to the Owner.

§ 2.4.4 The Architect's representative(s) shall maintain records at the Project site in an orderly manner. These records may include correspondence, Contract Documents, Change Orders, Construction Change Directives, reports of site meetings, Shop Drawings, Product Data and similar submittals; supplementary drawings, and Applications for Payment; and names, addresses and telephone numbers of the Contractor, Subcontractors, Owner's separate contractors, and principal material suppliers.

§ 2.4.5 The Architect's representative(s) shall review the Contractor's on-site copy of the Drawings, Specifications, addenda, Change Orders and other modifications at intervals appropriate to the stage of construction and notify the Owner of any apparent failure by the Contractor to maintain up-to-date records.

§ 2.4.6 The Architect's representative(s) shall maintain a log of activities at the Project site, including weather conditions, nature and location of Work being performed, verbal instructions and interpretations given to the Contractor, and specific observations.

ARTICLE 3 ADDITIONAL SERVICES

The Architect shall provide On-Site Project Representation Services in addition to those set forth in Article 2 as Additional Services.

ARTICLE 4 OWNER'S RESPONSIBILITIES

The Owner shall provide an on-site office for use by the Architect's representative(s), including utilities, heating, air conditioning and ventilation. The Owner shall provide furnishings and office equipment as follows:
(List furniture, computers, fax machines, etc.)

§ 4.1 The on-site office for use by the Architect is provided by the Contractor as part of the Project requirements.

ARTICLE 5 COMPENSATION

§ 5.1 For the Architect's On-Site Project Representation Services described under Article 2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

The Compensation is based upon the 304 days for the Contractor to complete the Project. If the Project duration increases, the Architect's compensation will be adjusted as described in 5.7 below.

§ 5.2 For Additional Services performed pursuant to Article 3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

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For testing laboratory services, the Architect shall be compensated for time and materials invoiced to the Architect plus fifteen percent (15%) as noted in 11.4 of the original Contract. The estimated cost for these Services is $30,717 for the materials testing and special inspections for structural steel shown on Drawings S−001 and S−002 and as noted in 2.3.1 above. See Appendix A for estimated number and type of testing that will be required.

§ 5.3 For Civil Engineering Services, the Architect shall be compensated for time and materials invoiced to the Architect plus fifteen percent (15%) as noted in 11.4 of the original Contract. The estimated cost for these Services is $55,292 for the civil inspection of the site work noted in 2.3.2 above.

§ 5.3.1	Engineer Principal	$191.00
§ 5.3.2	Managing Engineer	$165.00
§ 5.3.3	Assistant Project Manager	$117.00
§ 5.3.4	Professional Engineer I	$143.00
§ 5.3.5	Professional Engineer II	$122.00
§ 5.3.6	Engineer Intern	$91.00
§ 5.3.7	Professional Surveyor I	$149.00
§ 5.3.8	Professional Surveyor II	$106.00
§ 5.3.9	Survey Manager	$96.00
§ 5.3.10	Survey Party Chief	$85.00
§ 5.3.11	Surveyor's Aide I	$64.00
§ 5.3.12	Surveyor's Aide II	$48.00
§ 5.3.13	GPS Equipment or Robotic Equipment	$37.00
§ 5.3.14	Resident Project Representative – PE	$122.00
§ 5.3.15	Resident Project Representative I	$90.00
§ 5.3.16	Resident Project Representative II	$69.00
§ 5.3.17	GIS Specialist	$80.00
§ 5.3.18	GIS Technician I	$64.00
§ 5.3.19	Field Service Technician	$80.00
§ 5.3.20	Secretary	$43.00
§ 5.3.21	Appraiser	$111.00

§ 5.4 For Mechanical, Electrical, Plumbing and Fire Protection Services, the Architect shall be compensated for time and materials invoiced to the Architect plus fifteen percent (15%) as noted in 11.4 of the original contract. The estimated cost for these Services is $7,188.00 for the additional Mechanical/Electrical/Plumbing site visits noted in 2.3.3 above. The hourly billing rates for Service of the Mechanical, Electrical, Plumbing and Fire Protection Engineers are below.

§ 5.4.1	Project Manager	$130.00
§ 5.4.2	Senior Engineer	$110.00
§ 5.4.3	Engineer	$95.00
§ 5.4.4	CAD Technicians	$65.00
§ 5.4.5	Administrative/Clerical	$55.00

§ 5.5 For Architectural, Landscape Architecture, and Interior Design Services, the Architect shall be compensated for time and materials. The estimated cost is $147,604.00 for the additional site visits, certified payroll review and additional Project management. The hourly billing rates for Services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.

§ 5.5.1	Principal	$156.00
§ 5.5.2	Project Manager	$141.00
§ 5.5.3	Architect II	$94.00
§ 5.5.4	Architect I	$84.00
§ 5.5.5	Landscape Architect	$94.00
§ 5.5.6	Interior Designer I	$82.00
§ 5.5.7	Specification Writer	$141.00
§ 5.5.8	Administrative Assistant	$72.00

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§ 5.6 The Architect shall be compensated for expenses invoiced to the Architect plus five percent (5%) as noted in 11.8.2 of the original Contract. The estimated cost is $20,286.00.

§ 5.7 Anticipated Additional Services for Construction Management Services which extend beyond the 304 days in the Contractor's Construction Contract Duration.

§ 5.7.1 If the Project is not completed within the 304 days allowed in the Construction Contract, the Architect and his consultants will be compensated for time and materials for the Services listed in Article 2 above. For each 30-day period the construction extends beyond the 304 days in the Contract, the estimated cost will be $20,075.00.

§ 5.8 The total for the Additional Services not to exceed without prior approval shall be $281,162.00.

ARTICLE 6 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Standard Form of Architect's Services: On-Site Project Representation, if any, are as follows:

No additional comments.

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