

## TASK ORDER

This Task Order pertains to an Agreement by and between UNION COUNTY (“OWNER”), and GENSLER ARCHITECTURE, DESIGN & PLANNING, P.C. D/B/A GENSLER (“ARCHITECT”), dated March 19, 2024, (“the Agreement”). ARCHITECT shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 01

RELATED RFQ NUMBER: 2023-070

PROJECT NAME: Union County Government Center Exterior Improvements

### PART 1.0 PROJECT DESCRIPTION:

Exterior improvements at the Union County Government Center at 400 North Main Street, Monroe, North Carolina. Per the SKA Engineering condition assessment and evaluation from April 24, 2020 a list of distressed conditions were identified and scope determined by Union County review as outlined in Part 2.0.

### PART 2.0 SCOPE OF BASIC SERVICES TO BE PERFORMED BY ARCHITECT ON THE PROJECT:

Construction Documents (drawings and specifications) to repair the scope of potential water management. Items in scope determined by Union County from SKA Engineering April 24, 2020 report – only items listed below selected to be in the scope. Numbered per SKA report. Others not in current scope.

1. Removal and replacement of existing first floor storefront windows. Removal of existing topping slab and waterproofing membrane located directly above the first-floor slab.
2. Removal of the bottom 4 courses of brick veneer directly above the topping slab.
3. Installation of new 2-inch concrete curb to raise the current height of the existing elevation of the storefront windows
4. Installation of new fluid-applied split slab waterproofing membrane system on the first-floor suspended slab. New fluid-applied waterproofing membrane will extend vertically up the existing concrete curb and extend behind the new floor-line flashing system.
5. Installation of new bi-level floor drains. Installation of a properly-sloped topping slab to promote proper drainage of the terrace slab.
6. Installation of a new self-adhering through-wall flashing system with stainless steel extender flashing and drip edge above a new fully-grouted first course of brick. Flashing system to have welded end dams at all terminations and be

continuous around building corners. Install cell vent weeps within brick head joints at 24-inches on center.

7. Installation of new brick above flashing system.

8. Installation of new sealant joints at all window perimeters, wall penetrations, wall-to-slab transitions, etc.

16. Install a new through-wall flashing system at the base of the second and fourth-floor masonry. Flashing repairs generally consist of the following: removal of lower (3) brick courses, installation of a new self-adhering through-wall flashing system with stainless steel drip edge, and installation of new matching brick.

18. Install new horizontal sealant joint along the top course of brick at the brick-to-concrete perimeter beam transition along the first, second, and ninth-floor levels.

19. Remove and replace existing distressed window, door, and louver perimeter sealants and precast panel joints on the building façade. Seal all through-wall penetrations (conduits, light fixtures, plumbing lines, cameras, etc.)

20. Remove all existing metal-to-metal and metal-to-glazing wet-glazing sealants from the window system. Clean surfaces and replace with new wet-glazing sealants.

23. Open/damaged flashings and impact damage should be repaired with a reinforced coating in accordance with the membrane manufacturer's instructions and as required to maintain the existing warranty.

24. The open through-wall overflow pipes/scuppers should be flashed with a reinforced coating in accordance with the membrane manufacturer's instructions and as required to maintain the existing warranty.

Scope includes 1 in person project kick off meeting, 1 in person page turn at 90% construction documents, 3 in person OAC meeting with site walks, all other meetings to be virtual.

#### PART 3.0 ADDITIONAL SERVICES, NOT PART OF BASIC SERVICES:

The following can be provided upon request:

Field Testing Air/Water Testing of Fenestrations \$2,500 per day

AAMA 503 Field Testing \$2,500 per day

Sealant Adhesion Testing \$650 per half day

Additional pre-installation meetings, construction mock-ups or Site visits \$3000.00 each.

Construction Administration beyond 8 weeks at \$2,000.00 a week.

#### PART 4.0 OWNER'S RESPONSIBILITIES:

Provide existing drawings

PART 5.0 PERIODS OF SERVICE:

Upon commencement of basic services:

Design Development:	3 weeks
Construction Documents:	3 weeks
Permit Review period	Per Union County Review
Construction Administration:	Estimated 8 weeks

PART 6.0 PAYMENTS TO ARCHITECT:

1. Payment for Basic Services:

Gensler:	\$54,982.00
SKA Engineers:	\$17,100.00
TOTAL:	\$71,082.00

-

Fee Includes:

- All necessary investigatory site visits
- Attendance at Bid Opening and certification of bids
- 1 Pre-Installation Meeting
- 1 Construction Mockup review on site
- 3 Periodic site visits with onsite OAC meetings.

2. Payment for Additional Services: See Part 3.0

PART 7.0 OTHER:

N/A

This Task Order is executed: \_\_\_\_\_

UNION COUNTY,  
NORTH CAROLINA

Gensler

By: \_\_\_\_\_

By: Whitley Wood

Name: Brian W. Matthews

Name: Whitley Wood

Title: County Manager

Title: Principal

Address: 500 N. Main St.  
Monroe, NC 28112

Address: 101 South Tryon Street  
Suite 2100  
Charlotte, North Carolina 28280