



# AIA® Document G802® – 2017

## Amendment to the Professional Services Agreement

**PROJECT:** *(name and address)*  
Union County BARN

**AGREEMENT INFORMATION:**  
Date: January 10, 2024

**AMENDMENT INFORMATION:**  
Amendment Number: 001  
Date: September 27, 2024

**OWNER:** *(name and address)*  
Union County  
500 North Main Street  
Monroe, NC 28112

**ARCHITECT:** *(name and address)*  
CPL Architects & Engineers, PC  
6302 Fairview Rd, Suite 102  
Charlotte, NC 28210

The Owner and Architect amend the Agreement as follows:

See attached revised Proposal dated September 26, 2024

The Architect’s compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

See revised Proposal dated September 26, 2024

Schedule Adjustment:

See attached proposal dated September 26, 2024

**SIGNATURES:**

CPL Architects & Engineers, PC

**ARCHITECT** *(Firm name)*

**SIGNATURE**

Rachel Nilson, AIA

**PRINTED NAME AND TITLE**

September 27, 2024

**DATE**

Union County

**OWNER** *(Firm name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

## EXHIBIT A

September 26, 2024

Mr. Gordon Vincent AIA, Project Manager  
Union County  
1407 Airport Road  
Monroe, NC 28110



RE: Union County - BARN  
Monroe, NC  
**Contract Amendment 001**

Dear Mr. Vincent:

Thank you again for allowing CPL the opportunity to provide professional Architectural and Engineering Services for Union County – BARN project.

The design team respectfully request professional additional service fees as identified as Amendment 001 line items within the Fee Schedule table below. The following summary is intended to describe the scope and effort not anticipated or known prior to executing the design services contract, significant deviations of assumptions, extensions of anticipated durations, etc.

### Schedule

Conceptual Design duration was 14 weeks beyond anticipated efforts as identified in the original design and construction schedule. During this extended duration, the design team re-evaluated the program to reduce the construction budget and align more closely with the overall project budget. A revised program was developed which resulted in a complete building and site plan redesign of two different scenarios. This redesign included two different floor plan as well as equipment plan scenarios. In addition, there was significant effort for the design team to develop the kitchen equipment cost estimates of both the original design as well as the redesign, essentially developing four total kitchen equipment estimates. Cost estimating was not included in our original design services, but is certainly a critical budgetary component of this project and assisted Edifice in developing the overall project budget.

### Building Structure

The Structural and Architectural design proposal assumed a pre-engineered building. This is significantly less architectural planning, detailing, coordination, and specifications. Similarly, structural engineering included limited effort for a pre-engineered building, essentially limited to building foundations.

### Food Service

90% of the building is dedicated to food service programming and subsequent design team efforts. The design contract assumed only 50% of the building would be dedicated to food service programming and design. The additional efforts for the design team include but are not limited to:

- Additional food service programming and planning and architectural space planning.



- A more detailed set of food service drawings and equipment list was developed than would typically be developed during concept design in order to identify a more accurate food service budget / overall project budget.
- As described in the contract under Task I scope of services, the design team anticipated presenting two different floor plan and site plan configurations and that one (1) design solution would be selected after presenting Task 1A deliverables. The design team was asked to continue to develop two different floor plan options including kitchen equipment planning for each option, and to develop two different associated site plans throughout the conceptual design phase. This was partially described under the schedule summary above and resulted in an additional 14 weeks of effort.
- Additional cost estimating from the design team for kitchen equipment. This was described under the schedule summary above.
- Additional Mechanical, Electrical, Plumbing scope as a result of the higher percentage of building area dedicated to food service.

Site Development (the following items were not known at the time of contract execution)

- The site was not identified / known
- Rezoning - While we are not facilitating the entire process nor contracted to document the rezoning of our site, there has been time and effort put towards assisting in the rezoning effort to date. We understand that this will be an ongoing effort.
- In our exclusions we listed no design of any structure outside of the main building footprint such as site walls, decorative site improvements, retaining walls, exterior ramps, gates, etc. Design team efforts are needed from the civil, structural, and architectural team for items mentioned in addition to these:
  - Loading dock
  - Grey water dump station
  - Screen wall / Fencing
  - Food truck structure - The structure and associated planning, details, and utilities.
  - Site wayfinding monument

BDSSMAS

- Scorecard submission at each phase



| FEE SCHEDULE  | FEE                 |
|---|---------------------|
| Task I – Feasibility Study                          | 54,200.00           |
| Task II – Schematic Design                          | 73,140.00           |
| Task III – Design Development                       | 138,840.00          |
| Task IV – Construction Documentation                | 184,200.00          |
| Task V – Construction Procurement                   | 20,910.00           |
| Task VI – Construction Administration               | 103,960.00          |
| <b>Original Design Fee Total</b>                    | <b>575,250.00</b>   |
| Geotechnical Subsurface Investigation & Report      | 25,000.00           |
| <b>Original Contract Total – January 08, 2024</b>   | <b>\$600,250.00</b> |
|   |                     |
| Amendment 001 Task I – Feasibility Study            | 30,755.00           |
| Amendment 001 Task II – Schematic Design            | 18,153.00           |
| Amendment 001 Task III – Design Development         | 25,532.00           |
| Amendment 001 Task IV – Construction Documentation  | 72,145.00           |
| Amendment 001 Task V – Construction Procurement     | 2,025.00            |
| Amendment 001 Task VI – Construction Administration | 36,460.00           |
|   |                     |
| <b>New Contract Total</b>                           | <b>\$785,320.00</b> |

If you have any questions or require further information, please let us know. We look forward to the successful completion of this very important project.

Sincerely,

**CPL**

Rachel F. Nilson, AIA  
Principal-in-Charge

cc: Mr. Brad Norvell (bnorvell@cplteam.com)