

# AMENDMENT NO. CBE NO. 606714-23 PROFESSIONAL SERVICES FOR LAKE MEAD & ENGLESTAD MICROBUSINESS PARK (COMMERCIAL) DESIGN & CONSTRUCTION

THIS AMENDMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by and between CLARK COUNTY, NEVADA (hereinafter referred to as "COUNTY"), and KME ARCHITECTS, LLC (hereinafter referred to as "CONSULTANT").

#### WITNESSETH:

WHEREAS, the parties entered into an agreement under CBE Number 606714-23, entitled "Professional Services for Lake Mead & Englestad Microbusiness Park (Commercial) Design & Construction" dated July 10, 2023 (hereinafter referred to as CONTRACT); and

WHEREAS, the parties desire to amend the CONTRACT.

NOW, THEREFORE, the parties agree to amend the CONTRACT as follows:

1. Page 1, Paragraph 2, Revised per Amendment No. 2

#### ORIGINALLY WRITTEN:

WHEREAS, the CONSULTANT has the personnel and resources necessary to accomplish the PROJECT within the required schedule for a not to exceed fee of \$994,531, including but not limited to the following: clerical; site visitation; mileage; engineering; production and reproduction of working and review drawings, details, elevations, technical specifications and reports; drafting; cost estimating; meetings; presentations; exhibits and work product expense, travel, lodging, meals and miscellaneous expenses.

#### REVISED TO READ:

WHEREAS, the CONSULTANT has the personnel and resources necessary to accomplish the PROJECT within the required schedule for a not to exceed fee of \$1,159,626.43, including but not limited to the following: clerical; site visitation; mileage; engineering; production and reproduction of working and review drawings, details, elevations, technical specifications and reports; drafting; cost estimating; meetings; presentations; exhibits and work product expense, travel, lodging, meals and miscellaneous expenses.

2. Section V: Compensation and Terms of Payment, Page 18, Paragraph A, Sentence 1, Revised per Amendment No. 2

#### ORIGINALLY WRITTEN:

COUNTY agrees to pay CONSULTANT for the performance of services described in the Scope of Work (**Exhibit A**) for the not to exceed fee amount of \$994,531.

#### REVISED TO READ:

COUNTY agrees to pay CONSULTANT for the performance of services described in the Scope of Work (Exhibit A) for the not to exceed fee amount of \$1,159,626.43.

3. Page A-3, Scope, Add:

ASR 4, Item 1: To provide additional sub consultant services due to the change in scope. Kitchen consultant to provide design for a kitchen, equipment schedule, specifications, Health Department submittal, and review. Mechanical, Electrical, and Plumbing consultant to provide design for TI spaces, new kitchen design, office spaces first floor and audio/visual for second floor. Interior Design to identify Material development selection, coordination, floor, walls and ceiling drawings, interior elevations, and specifications.

ASR 4, Item 2: To provide revised the civil plans to reflect the addition of fire water booster pump stations and domestic water booster pumps. Provided revised plans to add fire water booster pump stations, domestic water booster pumps, and relocation of electric room, stair #3 and reconfigure multi-purpose room storage. Provide fire sprinkler design, fire pump details, specifications, sprinkler layout, and fire alarm design in accordance with NFPA 72 and Architectural Coordination.

ASR 4, Item 3: To provide Utilities Verification Complete fifteen (15) Utility Test Holes locations.

ASR 4, Item 4: increase allowances.

4. Delete Exhibit D, Revised per Amendment No. 2 in its entirety and replace with Revised Exhibit D per Amendment No. 3, attached hereto.

This Amendment No. 3 represents an increase of \$165,095.43.

Except as expressly amended herein, the terms and conditions of the CONTRACT shall remain in full force and effect.

COU	NTY:	CONSULTANT:
COU	NTY OF CLARK, NEVADA	KME ARCHITECTS, LLC
By:		By:
•	JESSICA COLVIN	MELVIN GREEN
	Chief Financial Officer	Principal

APPROVED AS TO FORM:

STEVEN B. WOLFSON, District Attorney

By:

Sarah Schaerrer
Sarah Schaerrer (Sep 30, 2024 10:44 PDT)

SARAH SCHAERRER
Deputy District Attorney

#### EXHIBIT D CBE NO. 606714-23 MILESTONES

RP.D0922033 - LAKE MEAD & ENGLESTAD MICROBUSINESS PARK (COMMERCIAL) DESIGN & CONSTRUCTION REVISED PER AMENDMENT NO. 3

PRE-DESIGN & COORDINATION MILESTONES - Site & Residential	PERCENTAGE OF FEE	AMOUNT
Coordination and review for Site Development Plan, including Public Review Meetings and Land Use Requirements, Program Finalization	100%	\$
Architectural Meetings & Coordination with Owner Selected Developer (Bi-weekly meetings approx. 26 mtgs x 3hr x \$225)		\$17,550.00
Architect Provided Civil Meeting & Coordination with Owner Developer (approx. 5 mtgs)		\$ 5,400.00
SUBTOTAL	100%	\$ 22,950.00
PRE-DESIGN MILESTONES – Commercial building only	PERCENTAGE OF FEE	AMOUNT
Completion of Site Development Plan, including Public Review Meetings and Land Use Requirements, Program Finalization	100%	\$ 37,445.00
Programming		
Space planning		
Overall floor plans and elevation concepts		
Coordination with owner selected developer		
Civil Engineering Coordination		\$ 6,500.00
SUBTOTAL	100%	\$ 43,945.00
DESIGN MILESTONES	PERCENTAGE OF FEE	AMOUNT
Schematic Design Phase (15%)	10%	\$ 73,400.00
Design Development Phase, including Public Review Meetings and Land Use Requirements (30%)	10%	\$ 73,400.00
Construction Documents Phase (60%)	20%	\$ 146,880.00
Construction Documents Phase (95% thru 100%)	30%	\$ 220,320.00
Permitting Assistance; including meetings and coordination as necessary to obtain approvals and a "permit ready to issue" status. Payable upon receipt of "permit ready to issue" status for all jurisdictions and utilities.	10%	\$ 73,400.00
Bidding Assistance	5%	\$ 36,700.00
Construction Contract Administration (Equal monthly billing through course of construction period, per Agreement)	10%	\$ 73,400.00
Project Closeout	5%	\$ 36,700.00
SUBTOTAL	100%	\$ 734,200.00

EXTENDED PROJECT REPRESENTATION/ADMINISTRATION/MANAGEMENT during construction (refer to .79 in Exhibit A Description of Designated Services)	PERCENTAGE OF FEE	AMOUNT
ALLOWANCE; to be paid on a Time and Material Basis at a rate of \$145 per hour, and upon authorization from the Owner.	100%	\$ 13,920.00
SUBTOTAL	100%	\$13,920.00
DELIVERABLES / REPORT / STUDY / SERVI (Activated only by written notification)	CE	AMOUNT
30-day load study of existing power capacity in order to determine design.		\$ N/A
Boundary Survey / Topographic Survey : Hard Copy / Electronic Files		\$ N/A
Traffic Study / Hard Copy / Electronic Files		\$ N/A
Drainage Study / Hard Copy / Electronic Files		\$ N/A
Geotechnical Report (_3_) Borings / Hard Copy / Electronic Files		\$5,720.00
Three (3) 24" x 36" colored, framed renderings of building floor plan and/or e	elevations – Electronic Files	\$ 1,000.00
For new construction: Professional photographs of completed project in elec		\$ 2,500.00
Reimbursable Expense: When performing electrical site investigation that re hazards, then Consultant shall provide a qualified electrician with appropriate Equipment (PPE) per NFPA 70E and IEEE Std 1584.	may encounter Arc Flash	\$ N/A
Reimbursable Expense: Subsurface Utility Engineering: Quality Level A—other facilities identified in the early phases of the investigation procesexcavation (5 locations). At a minimum the connections and crossings shadditional locations as needed for the consultant to complete their designation of utility, size, material, and condition.	ss to be validated by vacuum all be identified and	\$7,500.00
Reimbursable Expense – Design Milestone Sets: Three (3) individually rox 11 copies of specifications and electronic files for each submittal listed ab Development, and all Construction Document Phases).	olled sets of drawings, bound 8.5 bove (Schematic Design, Design	\$ 1,500.00
Reimbursable Expense - Bid Sets: One (1) compact discs (originals sha corrected by CONSULTANT to reflect approved building plan check requirer Files	Il be electronically stamped and ments and revisions) / Electronic	\$ 100.00
Reimbursable Expense - Construction Sets: One (1) compact disk of for originals shall be stamped and corrected by CONSULTANT and re-plan or revised bid addenda and clarifications, if necessary) / Electronic Files	construction drawings (scanned checked as necessary to reflect	\$ 100.00
Reimbursable Expense: Reimbursement of CONSULTANT- paid OWNER limited to fees for plan check, permit, utilities, etc. as authorized by Owner.	R expenses, including but not	\$ 10,000.00
Phase 1 Environmental Report		\$ 3,000.00
	SUBTOTAL	\$ 31,420.00
Additional Service Request (ASR) (from Allowances; does not change Purchase Order	amount)	AMOUNT
	SUBTOTAL	N/A

Additional Service Request (ASR) (that changes the Purchase Order amount)	AMOUNT
ASR 1, Item 1: To provide additional civil engineering services for a Boundary and Topographic Survey & Task Force Meeting	\$7,750.00
ASR 2, Item 1:Additional professional civil engineering services, mark-up (10%) and architectural coordination.	\$113,496.00
ASR 3, Item 1: To prepare a traffic study the conforms to the City provided scope.	\$26,850.00
ASR 4, Item 1: To provide additional sub consultant services due to the change in scope. Kitchen consultant to provide design for a kitchen, equipment schedule, specifications, Health Department submittal, and review. Mechanical, Electrical, and Plumbing consultant to provide design for TI spaces, new kitchen design, office spaces first floor and audio/visual for second floor. Interior Design to identify Material development selection, coordination, floor, walls and ceiling drawings, interior elevations, and specifications.	\$42,550.00
ASR 4, Item 2: To provide Revised the civil plans to reflect the addition of fire water booster pump stations and domestic water booster pumps. Provide revised plans to add fire water booster pump stations, domestic water booster pumps, and relocation of electric room, stair #3 and reconfigure multi-purpose room storage. Provide fire sprinkler design, fire pump details, specifications, sprinkler layout, and fire alarm design in accordance with NFPA 72 and Architectural Coordination as outlined in the attached proposal dated 06/24/2024.	\$40,920.00
ASR 4, Item 3: To provide Utilities Verification Complete fifteen (15) Utility Test Holes location per attached exhibit Architectural Coordination	\$21,275.43
ASR 4, Item 4: Increase allowances	\$60,350.00
SUBTOTAL	\$313,191.43
RP.D0922033 - LAKE MEAD & ENGLESTAD MICROBUSINESS PARK (COMMERCIAL) D&C: TOTAL	\$ 1,159,626.43

<sup>\*\*</sup>Note 1: All invoices shall follow this format using the sample provided in the Design Consultant Toolbox\*\*

<sup>\*\*</sup>Note 2: All invoices shall be accompanied by an updated/current project schedule\*\*

			(ASR)			
Project Nam	16	Project No. Consu		ftant	Date	
Acquisition of Land: Lake Mead and Englestad		RP.D0922033	KME Arc	hitects	5/22/2024	
Adjustment of Services Request (ASR) No.	Purchase Order No.	Outline Agreement No.	Competitive Exception (CBE) No.		Prepared By	
4	4800011851	4610008213	N/A		Charles Card / CR	
You are hereby directed to make c	hanges as described b	elow to the contract docume	ents, or to perform the f	ollowing described Wo	ork not included in the contract	
		Description			TOTAL	
item 1: To provide additional sub o kitchen, equipment schedule, spec consultant to provide design for T Design to identify Material develop specifications,	zifications, Health Depa I spaces, new kitchen d	rtment submittal, and review esign, office spaces first fic	w. Mechanical, Electrica por and audio/visual for	i, and Plumbing second floor. Interior	\$42,550.00	
item 2: To provide Revised the civi pumps. Provide revised plans to a room, stair #3 and reconfigure mu sprinkler layout, and fire alarm des proposal dated 06/24/2024.	dd fire water booster p lti-purpose room storag	ump stations, domestic wat ge. Provide fire sprinkler de:	er booster pumps, and sign, fire pump details,	relocation of electric specifications,	\$40,920.00	
item 3: To provide Utilities Verifica Coordination	ation Complete fifteen (	15) Utility Test Holes location	on per attached exhibit /	Architectural	\$21,275.43	
item 4: Increase allowances					\$60,350.00	
				Total	\$165,095.43	
Reason: Additional design services neede	d due to future project	design plans being implen	nented to current desig	ın.		
Original Contract Amount:					\$846,435.00	
2. Net Change(s) By Previously Aut	horized Adjustment of Se	ervices Requests (ASR):			\$148,096.00	
3. Total Contract Amount To Date (L					\$994,531.00	
4. Total Cost of This Adjustment of					\$165,095.43	
5. New Contract Amount (Line #3 +					\$1,159,626.43	
5. New Contract Amount (Elife #5 -	Ello maj	The second secon	TION OF PROJECT	A STATE OF THE PARTY OF THE PAR		
Design Notice to Proceed Date	e Original S	Design Completion Date	Current Design C	Completion Date	New Design Completion Date	
August 17, 2023		July 11, 2024	July 11	, 2024	No change	
Original Design Contract Calendar	Days Current Desi	gn Contract Calendar Days	This Change <u>Design</u> C	ontract Calendar Days	New <u>Design</u> Contract Calendar Days	
330		330	N/A	A	N/A	
	CONTR	ACT ADMINISTRATION DA	TES (AFTER DESIGN IS	COMPLETE)		
Original Contract Completion	of Services Date	Current Contract Comple	etion of Services Date	New Contro	act Completion of Services Date	
December 30, 2	2026	December 3	30, 2026		No change	
described, including all time, d work will not delay completion unchanged, except as duly mo	lirect, and Indirect co of this project, nor c odified by this and pr ils includes a mutu	ests due to the modificatle ause the Consultant to a evious Adjustment of Se al agreement that a time	on. It is further under accelerate performand rvices Requests (AS	stood and agreed th ce, and that therefor R), if any, and the C	onsultant agrees to waive damage e extension was considered and	
Signature: Melvin Green, k	(ME Architects				9.4.2021 Date	
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Submitted By: Charles Card, D		n Administrator, Clark Cou	inty Department of Rea	al Property Manageme	ent Date	
	lly signed by Rdvant 2D24 09.11 02-07:00				09/11/2024	
Approved By: John Advent, M	lanager Design and Co	onstruction, Clark County D	epartment of Real Pro	perty Management	Date	
If over 10% of						
If over 10% of original contract amount, then						

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Project N	eme	Project No.	Consult	ant	Date	
Acquisition of Land: Lake Mead and Englested		RP.00922033	KME Architects		12/21/2023	
Adjustment of Bervices Request (ASR) No.	Purchase Order No.	Outline Agreement No.	Competitive Exception (CSE) No.		Prepared By	
3	48 0001 1851.	4510008213	806714	23	Charles Card / CR	
ou are hereby directed to make	a changes as described b	elow to the contract docume	uits, or to perform the foll	owing described Wor	k not included in the contract	
incuments on this Contract				-142 LES	TOTAL	
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tem 1: To prepare a trafficatud	y the conforms to the City	provided scope.			\$26,650.00 	
				Total	\$26,850.00	
Reason; For additional work required by	y the City of North Las Ve	agas during our land use re	vlew.			
~					\$846,435.00	
1. Original Contract Amount			***************************************		\$121,246.00	
2. Net Change(s) By Previously A		ervices Requests (ASR):	****************************		\$967,681.00	
3. Tolsi Contract Amount To Dat	a (Line #1 + Line #2)				\$26,850.00	
4. Total Cost of This Adjustment					\$994,531.00	
5. New Contract Amount (Line #:	3 + Line #4):		***************************************		\$354,001.00	
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Original Contract Comple		Current Contract Compl		New Contr	act Completion of Services Date	
Depember 3		Decamber	30, 2026		No change	
described, including all time will not delay completion of	s, direct, and indirect of this project, nor cause this and previous Adju- se a mutual agreemen	the Consultant to accele stment of Services Requi at that a time extension	rate performance, and	that therefore, the	sation for the contract modification at performance of the changed work contract time remains unchanged, eas to waive damages due to delay was considered and is <u>not</u> needed	
Signature: Melvin Gree	NAME Architects	angung ang ang ang ang ang ang ang ang ang a	and the second s		1.08.204 Date	
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Submitted By: Charles Can	d, Design and Constructi	on Administrator Clark Co.	unty Department of Real	Property Manageme	nt Date	
fill 14	Digitally signed by John Advent Date: 2024.01,148		-		01/18/2024 Date	
tt over 10% of J. C	t, Manager Design and C	construction, Clark County I	Department of Real Prop	eny Mana Cement	Mar 14, 2024	
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Approved By: Jessica Con	THE OTHER PROPERTY OF THE					

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Project No	EMA	Project No.	Consul	tant	
Acquisition of Land: Lake Mead and Englasted		RP.00922033 KME Architects		nitects	9/25/2023
Adjustment of Services Request (ASR) No. Purchase Order No.		Outline Agreement No.	Compalitive Exception (CBE) No.		Prepared By
2	4800011851	4610008213	N/A		Charles Card/LL
ou are hereby directed to make	changes as described by	fow to the contract docume	nts, or to perform the foll	lowing described Worl	r not included in the contract
ocuments on this Contract.		and the same of the same of the same of			TOTAL
		Description			
em 1: Additional professional ¢	ivil enginoering services, : :	mark-up (10%) and architect	man coolamanou		\$113,496.00
			and the second s	Total	\$113,496,00
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Net Change(s) By Praviously A Total Contract Amount To Dale Total Cost of This Adjustment of New Centract Amount (Line #3  Pasket Notice to Proceed C August 17, 2023  Original Dasign Contract Colone 180  Original Contract Complet December 3  Is understood and mutuali escribed, including all time storibed, including all time for completion of if completion. This include or the subject Additions.  Signature: Melvin Green Submitted By, Charles Card	Athorized Adjustment of Set (Line #1 + Line #2) of Services Request (ASR): • Line #4)  Atte Original for Daya Current Pas for Daya Current Pas control of Services Data o, 2928  y agreed that the above, direct, and indirect control or couse his and project, nor cause his and project, nor cause as a mutual agreement services Request (AS	DESIGN COMPLE Design Completion Data July 11, 2024 ign Contract Calendar Days 180 RACT ADMINISTRATION DA Current Contract Completions in the contract Completions in the contract Completic Completion of Services Request that a time extension of RR).	CUMPAT DESIGN CO July 15, This Change Dation Co NA TES (AFTER DESIGN IS Ston of Services Date 30, 2028  amount is for considea It is further understrate performance, and sits (ASR), if any, and and compensation for	antrect Calender Days  COMPLETE)  New Contre  ration and compens tood and agreed the I that therefore, the I the Consultant agreer  or time extension w	\$7,750.00 \$854,185.00 \$113,496.00 \$987,881.00  New Design Competion Date No change New Design Control Colonder Days N/A  not Completion of Bervious Date No change attion for the contract modification it performance of the changed wo contract time remains unchanged ass to waive damages due to dela vas considered and is not need.  Onto
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Project Name		Project No. Consultan		Itant	Date	
Acquisition of Land: Lake Mosd and Englasted		RP.D0822033	KME Architects		9/14/2023	
Adjustment of Services Request (ASR) No.	Purchase Order No.	Outline Agreement No.	Competitive Exce	ption (CBE) No.	Prepared By	
1	4800011851	4619008213	N/A	\	John Advent / LL	
You are hereby directed to make	changes as described b	elow to the contract docum	ents, or to perform the f	ollowing described W	ork not included in the contract	
documents on this Contract.	Ole S	Description			TOTAL	
item 1: To provide additional siv			phic Survey & Task Forc	e Meeting	\$7,750.00	
				Total	\$7,750.00	
Reason: Topographic survey services a	re required for alle analy	sls and was not included in	n the original fee propos	s <b>a</b> l		
					\$846,435.00	
Original Contract Amount:					\$0.00	
2. Net Change(s) Sy Previously A		ervices Requests (ASR):			\$846,435.00	
3. Total Contract Amount To Date					\$7,750.00	
4. Total Cost of This Adjustment of					\$854,185.00	
5. New Contract Amount (Line #3	+ Line #4);		ETION OF PROJECT			
Design Notice to Proceed D	ate Original [	Design Completion Date	Current <u>Design</u> Co	ompletion Date	New <u>Design</u> Completion Date	
August 17, 2023		July 11, 2024	July 11,	2024	No change	
Ortistnal Degion Contract Calend	er Dave Current Desk	20 Contract Calender Dates	This Change Design Co	ontract Calendar Days	New <u>Declars</u> Contract Calendar Days	
	a out	180	N/A		HIA	
180	CONTR	LACT ADMINISTRATION DA			CAST CAST CAST CAST	
Original Contract Complete	THE RESERVE THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.	Current Contract Comple	the same of the sa	New Contra	act Completion of Services Date	
December 30		Decamber 30, 2026		No change		
described, including all time, work will not delay completio	direct, and indirect co n of this project, nor co nodified by this and pro This includes a mutua	ists due to the modifications the Consultant to a serious Adjustment of Seal agreement that a time.	on, it is turiner unders iccelerate performanc indices Requests (ASF	e, and that therefor	e extension was considered and	
Signatura: Melvin Green					Dele	
	ON CHIEF STORY CHI		unt. Operator of Pasi	Property Management	9/25/2023	
Submitted By Charles Card Design and Construction		n Administrator, Clark Col	inty Department of Heal	11 tobary wanarane	10/2/2023	
Approved By: John Advent,		nstruction Clark County E	Department of Real Prop	erty Management	Date	
If over 10% of original contract N/A	and the first statement of the control of the contr				Date	
Approved By: Jessica Colvin	Chief Financial Officer				Dale	