



14 February 2014

Joyce Thomas
LFUCG Project Manager
200 East Main Street
Lexington, Kentucky

Re: **A/E Additional Services Request**
LFUCG Senior Citizen Center
Lexington, Kentucky

Joyce,

As you know, during the recent LFUCG Senior Citizen Center design charrette we all learned that the Idle Hour Park site has at least two significant utility issues that were previously unknown. These utility issues will require additional design, documents and contract administration time by the design team.

Adequate water service is not currently available at the site. Clint Abbott, civil engineer with Element Design, has indicated that the nearest KAWC water main with sufficient capacity is at New Circle Road which is about 800' away from the project site. It appears that we need to extend a new 6" (possibly 8") water line to the site at a potential cost of \$80,000 - \$100,000. Such a line would probably follow the existing access road and cross property owned by Southland Christian Church and Home Depot.

There might be a less expensive water service alternative. An existing 12" water main serves the Southland property. This main runs north from Richmond Road along the east side of the Church and turns east towards the New Circle Road access to the property (see attached drawings). It probably ties into the KAWC system at New Circle. Southland Church has indicated that the 12" line is privately owned by them. Southland will consider allowing a tap serving the Senior Citizen Center site if the city or Kentucky American would take over the existing 12" line (Southland doesn't really want it as a private line as that puts maintenance responsibility on them). The design team will explore this option if so requested by LFUCG. Meetings with LFUCG, Kentucky American and Southland would be necessary.

On site storm water will need to be addressed as part of the Senior Citizen Center project and is included as part of our current site development scope. However, we learned during the charrette that a significant portion of the adjacent Freedom Dodge dealership lot surface drains directly onto the proposed Senior Citizen Center site. It appears that the design team must design a storm system that addresses not only water from our site but also water from the adjacent site. We are not yet sure what the exact implications of this are but it will vastly increase the runoff that must be mitigated.

EOP Architects and Element Design have estimated the scope of work and time associated with addressing the water service and storm water issues. A breakout estimate of additional services scope and time is as follows:

Waterline Main Extension:

- 1.) Meet & Coordinate with LFUCG, KAWC and possibly Southland Christian Church for water main extension – 6 hours
- 2.) Run hydraulic model verifying minimum velocity and pressure – 4 hours
- 3.) Produce construction documents and specifications for water main extension – 24 hours
- 4.) Submit drawings, report, and model to KY Division of Water for permit – 8 hours
- 5.) Architect supervision and coordination – 2 hours

Total Additional Design Work to extend water main to LFUCG site: 44 hours

Storm Water Runoff from Adjacent Site:

1. Visit Site/ research GIS to confirm amount and direction of stormwater runoff from Freedom Dodge, define watershed from Freedom Dodge to SCC site – 6 hours
2. Develop stormwater quantity model for Freedom Dodge Runoff – 4 hours
3. Design and detail diversion swale to capture runoff from Freedom Dodge and re-route to City Storm Sewer system, reroute existing storm line from Freedom Dodge around new building – 8 hours.
4. Coordinate with LFUCG and Parks for location of pipes and outfall – 6 hours
5. Architect supervision and coordination – 2 hours

Total Additional Design Work to address run-off from Freedom Dodge to LFUCG SCC site: 26 hours

Total Proposed Additional Services – 70 hours @ \$85 / hour = \$5,950

Please consider this request for additional services compensation as per Consultant Services Agreement, Section 2 – Additional Services by Consultant. Feel free to give me a call if you have any questions.

Thank you,



Richard Polk, Jr., AIA, LEED AP
Principal EOP Architects

Cc: Jamshid Baradaran / LFUCG
Rick Ekhoﬀ / EOP
Harding Dowell / EOP

CONTRACT HISTORY FORM

Contractor: EOP Architecture

Project Name: Replacement Senior Citizen Center Design

Contract Number and Date: R-8-2014

Responsible LFUCG Division: General Services

CHANGE ORDER DETAILS


Summary of Previous Change Orders To Date

Dollar Amount

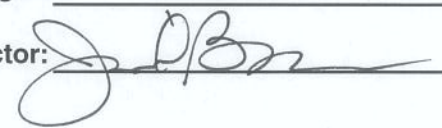
Percent Change to Original Contract

A. Original Contract Amount:	\$ <u>158,965.00</u>	
B. Cumulative Amount of Previous Change Orders:	\$ <u>0.00</u>	<u>0%</u> % (Line B / Line A)
C. Total Contract Amount Prior to this Change Order:	\$ <u>158,965.00</u>	
<u>Current Change Order</u>		
D. Amount of This Change Order:	\$ <u>5,950.00</u>	<u>4%</u> % (Line D / Line A)
E. New Contract Amount Including this Change Order:	\$ <u>164,915.00</u>	<u>104%</u> % (Line E / Line A)

SIGNATURE LINES

Project Manager:  Date: 2/14/14

Grant Manager: _____ Date: _____

Division Director:  Date: 2-14-14