

1. 5:30 P.M. Emergency City Council Conference Call 4.1.20 - Agenda Item #6

Documents:

[IAAM AMENDMENT 5 AE TEAM FEE CALCULATION.PDF](#)
[IAAM AMENDMENT 5 MN FEE CALCULATION \(1\) \(1\).PDF](#)
[IAAM AMENDMENT REQUEST 5 \(1\).PDF](#)
[LOBBY GMP TO PROPOSED CHANGES \(1\).PDF](#)

IAAM Additional Services #5

Fee Summary

12-Mar-18

Firm:	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Total	Reimb Increase*
MN	\$ 37,055.00	\$ 320.00	\$ 2,550.00	\$ 640.00	\$ 8,590.00	\$ 955.00	\$ 2,875.00	\$ 52,985.00	\$ 40,000.00
PCF	\$ 11,000.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ 12,500.00	\$ 30,000.00
Arup	\$ 46,750.00	\$ -	\$ 4,030.00	\$ 3,090.00	\$ 19,950.00	\$ -	\$ 9,510.00	\$ 83,330.00	\$ 5,000.00
Camacho	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 5,000.00
Sub Totals	\$ 97,805.00	\$ 320.00	\$ 8,080.00	\$ 3,730.00	\$ 28,540.00	\$ 955.00	\$ 12,385.00	\$ 151,815.00	\$ 80,000.00

Allowances:

On site grease interceptor	\$ 5,000.00	\$ 5,000.00
Range hood	\$ 5,000.00	\$ 5,000.00
Structural Engineering	\$ 64,000.00	\$ 64,000.00
Sub Total Allowances	\$ 74,000.00	\$ 74,000.00

Total Amendment \$ 305,815.00

IAAM Contract Amendment #5

Moody Nolan

11-Mar-20

Task	Hours	Rate	Fee
Item 1a - Toilets			
Revise floor plan	12		
Revise RCF	8		
New interior elevations	12		
Door schedule/Hdw	3		
Room Finsih Schedule	2		
Specs	4		
MEP Coordination	12		
Bim Coordination	8		
Additional CA/Shops/Bulletins	8		
Variance Application*	2		
Permit	2		
Sub Total Item 1.a	73	\$ 160.00	\$ 11,680.00
Management Time	4	\$ 315.00	\$ 1,260.00
Total for Task	77		\$ 12,940.00
Item 1b - Coat Room			
Revise Floor Plan	4		
Revise RCP	4		
Interior Elevations	4		
Room Finish Schedule	2		
Door Schedule/Hdw	2		
Specs	4		
Delete casework	2		
Permit (Incl above)	0		
Additional CA/Shops/Bulletins	1		
Sub Total Item 1.b	23	\$ 160.00	\$ 3,680.00
Management Time	1	\$ 315.00	\$ 315.00
Total for Task	24		\$ 3,995.00
1.c - Food Service			
Revise Floor Plan	16		
Revise RCP	8		
Revise Interior Elev	24		
New Details	24		
Room Finish Schedule	4		
Specs	8		
MEP Coord	8		
Bim Coord	8		
Food Service Permit	2		
Permit (Incl above)	0		

Additional CA/Shops/Bulletins	8			
Sub Total Item 1.c	110	\$	160.00	\$ 17,600.00
Management Time	8	\$	315.00	\$ 2,520.00
Total for Task	118			\$ 20,120.00

Total Item 1 \$ 37,055.00

Item 2 - Remove Glass @ Shop

Revise Floor Plan	0.5			
Revise Interior Elev.	0.5			
Door Schedule	1			
Sub Total Item 2	2	\$	160.00	\$ 320.00
Management Time	0	\$	315.00	\$ -
Total for Task	2			\$ 320.00

Item 3 - Ronin Security

Research/Coordination	8			
Revise Floor Plan	4			
Sub Total Item 3	12	\$	160.00	\$ 1,920.00
Management Time	2	\$	315.00	\$ 630.00
Total for Task	14			\$ 2,550.00

Item 4 - Remove Wall @FHC

Revise Floor Plan	1			
Revise RCP	1			
MEP Coord	2			
Sub Total Item 4	4	\$	160.00	\$ 640.00
Management Time	0	\$	315.00	\$ -
Total for Task	4			\$ 640.00

Item 5 - Revise Office Layout

Revise Floor Plan	8			
Revise RCP	4			
Room Finish Schd	4			
Door Schd/Hdw	4			
MEP Coord	10			
Permit (Incl above)	0			
Additional CA/Shops/Bulletins	4			
Sub Total Item 5	34	\$	160.00	\$ 5,440.00
Design Time	8	\$	315.00	\$ 2,520.00
Management Time	2	\$	315.00	\$ 630.00
	44			\$ 8,590.00

Item 6 - Relocate Theater Entry

Revise Floor Plan	0.5
Revise Interior Elev.	0.5

Door Schedule/Hdw	3			
Sub Total Item 6	4	\$	160.00	\$ 640.00
Management Time	1	\$	315.00	\$ 315.00
Total for Task	5			\$ 955.00

Item 7 - Misc RAA Coord

Floor Plans	4			
MEP Coord	12			
Sub Total Item 6	16	\$	160.00	\$ 2,560.00
Management Time	1	\$	315.00	\$ 315.00
Total for Task	17			\$ 2,875.00

Total Moody Nolan Basic		\$ 52,985.00	0.8
PCF		\$ 12,500.00	0.2
Moody Nolan/PCF		\$ 65,485.00	

Optional Attendance at Variance	12	\$	185.00	\$ 2,220.00
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MN/PCF Reimbursable Increase	Months Remaining	Avg. Month	Total	Currently Remaining	Request
	14	\$ 5,000.00	\$ 70,000.00	\$ 25,000.00	\$ 45,000.00

March 13, 2020

Mr. Edmund Most
City of Charleston
Department of Parks
Capital Projects Division
823 Meeting Street
Charleston, SC 29403

Re: Amendment #5 Request
Proposal for IAAM Requested Design Changes

Dear Edmund:

Moody Nolan was requested to provide a proposal to make various changes to the design of the IAAM. This design is taking place during the construction of the building so there is a unique issue of requiring coordination with a contractor as well as between consultants on our team. As such, as part of this proposal we are requesting that the contractor take part in our coordination meetings and update their BIM model accordingly.

This proposal does not include any additional services for Robert Appelbaum and Associates. RAA is currently completing their final design based on their current additional service. Any further changes to the exhibits will require a separate proposal.

The requested changes are summarized below:

Item 1 Lobby Changes: Redesign the current toilet rooms to be a single gender-neutral toilet room relocated to provide additional space at the coffee bar for a back-of-house kitchen. This item also includes redesign of the coat room. This work is identified as Option 3 on the January 28, 2020 Lobby Study prepared by Pei Cobb Freed and Moody Nolan. Providing this service requires the addition of a food service consultant not previously on our team. The work also involves a variance from the Charleston Building Department and approval by the Charleston Health Department. Because the building is under construction and coordination documents for this area completed, the work will require additional rework of the BIM coordination.

Until the design is finalized and approved by the health department there is a possibility for the need of an on-site grease interceptor and/or kitchen hood. Design for this is included as an allowance and will be billed only if needed.

For food service design we have added Camacho to our team. Their effort will be led by Jennifer Murphy out of their Charlotte office. They have experience both with Moody Nolan and with work in Charleston.

In the current time of pandemic this proposal assumes that Moody Nolan will prepare and submit the variance document for the gender-neutral toilets, but the City or the IAAM will make the presentation to the appeals board. There is no requirement for a design professional to make this appearance and the request is not a matter of life safety.



Item 2 Remove Shop Glass: Remove glass from the partial height walls around the gift shop. This scope is limited to that single change.

Item 3 Ronin Security: Add a Ronin Security System at the building entry. This will include Ronin security “gates” at the four lobby points of entry and the elevator along with associated cameras.

Item 4 Remove FHC Wall: Remove the wall between Research Rooms 1 and 2 and revise the ceiling plan, lighting, HVAC and fire protection as impacted by this change.

Item 5 Revise Office Layout: Provide a new office layout that will include hard wall offices down the center of the floor which was previously open office. This will require new floor and reflected ceiling plans and MEP/FP/IT plans and reworked coordination.

Item 6 Theater Entry Door: Relocate the door to the Orientation Theatre. At this time nothing further of an architectural nature is known about this change and nothing further is included in this proposal. Other changes to the Orientation Theater will require a separate amendment.

Item 7 Exhibit Coordination: Miscellaneous changes are required to coordinate with changes to the Exhibit Design that resulted from Robert Appelbaum’s additional services Amendment #3. This item is limited to those specific changes and does not include any further changes being contemplated by the IAAM or that have been or may be proposed by the Solomon Group as part of exhibit fabrication design.

Fee Proposal

This proposal is for a stipulated sum except for structural engineering. Until a design is set structural needs are impossible to define, and this building has a very complex structure. The engineer will only provide a “not to exceed” allowance that will cover structural needs that arise out of this additional work.

There are also two alternates proposed that will be unknown until the kitchen design is approved by the health department: These two items are an on-site, below grade grease interceptor and a kitchen hood.

Lastly, as part of this amendment we are requesting an increase to our reimbursable allowance. This increase is due to funding related schedule delays that this project has experienced. The schedule upon which the prime agreement was based assumed construction would be complete in August 2019.

Our fees are as follows:

Item 1 Lobby Changes:	\$97,805.00
Item 2 Remove Shop Glass:	320.00
Item 3 Ronin Security:	8,080.00
Item 4 Remove FHC Wall:	3,730.00
Item 5 Revise Office Layout:	28,540.00
Item 6 Theater Entry Door	955.00
Item 7 Exhibit Coordination	<u>12,385.00</u>
Stipulated Sum Total:	\$151,815.00

Structural Engineering Allowance	\$64,000.00
Grease interceptor Allowance:	\$5,000.00
Kitchen Hood Allowance:	<u>\$5,000.00</u>
Design Allowances Total:	\$74,000.00

Reimbursable Allowance Increase: \$80,000.00



Total Amendment: \$305,815.00

Moody Nolan thanks you for your consideration of this proposal and awaits your approval. If you have any questions, please contact me.

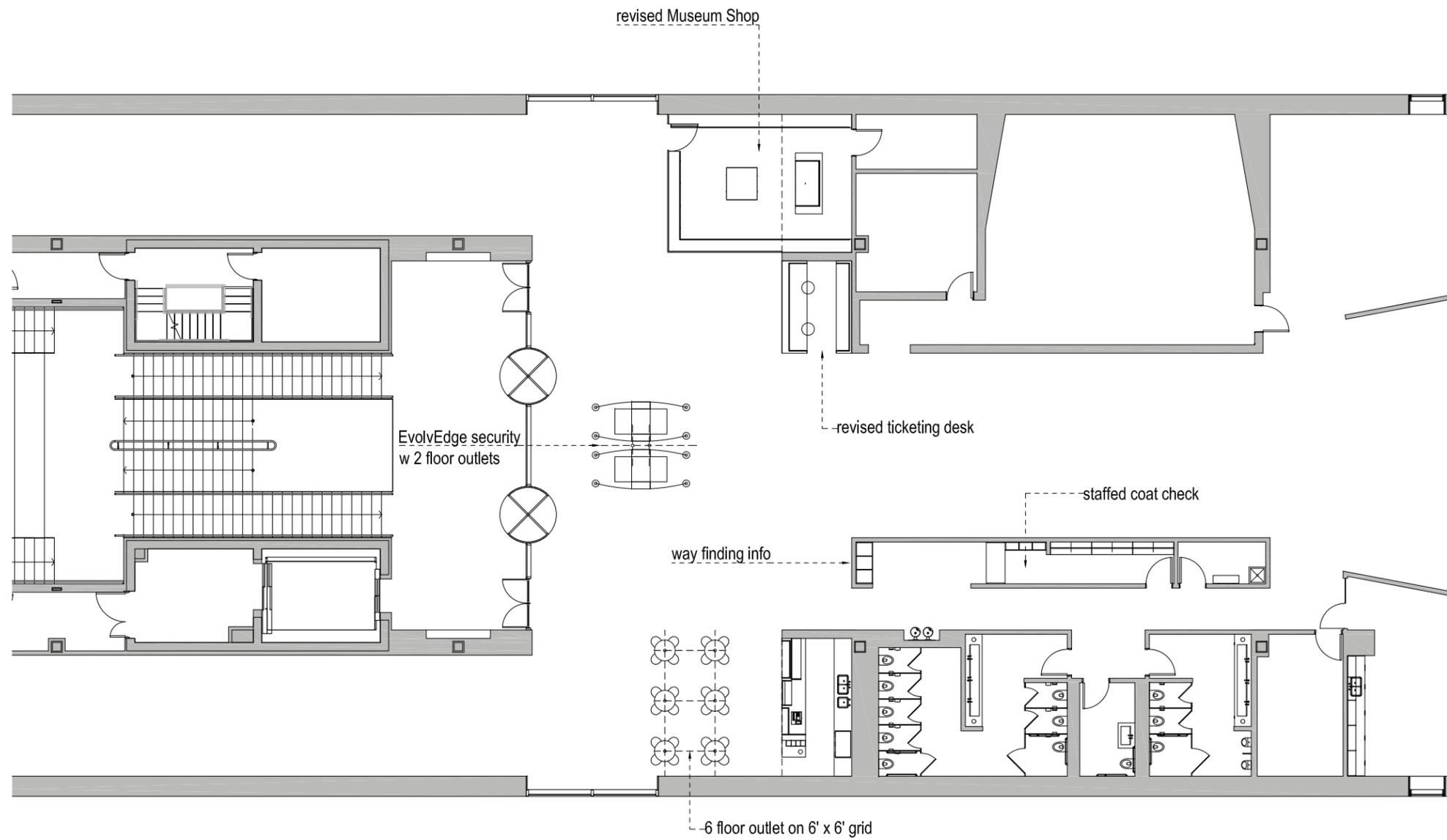
Yours Truly,
Moody Nolan, Inc

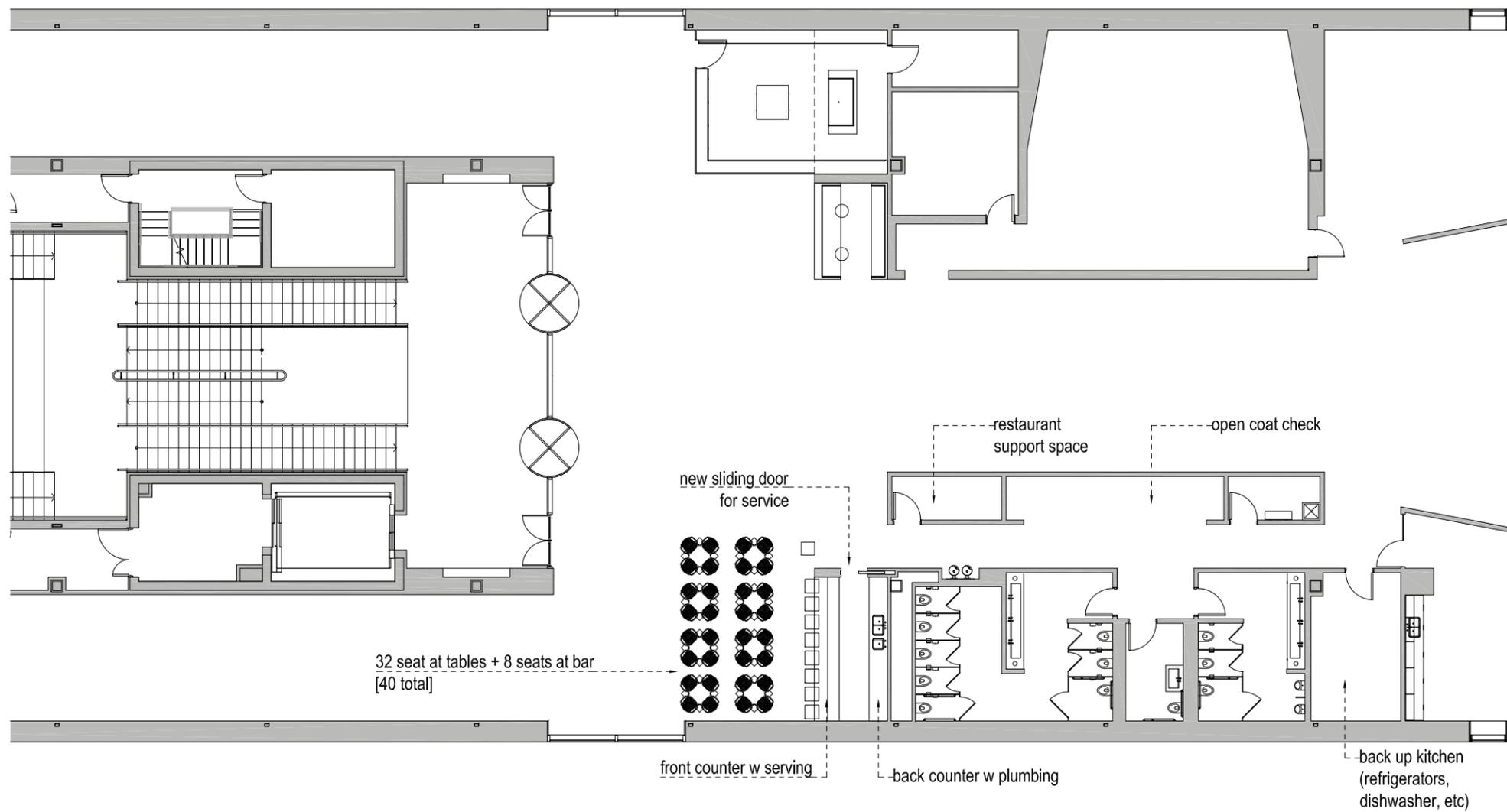
A handwritten signature in black ink that reads "Robert K. Larrimer". The signature is written in a cursive, flowing style.

Robert K. Larrimer, AIA, LEED AP
Partner Emeritus

CC:
Robert Faust
Bernice Chiu
Matteo Milani
Julie Cook
Dave King
Steve Glass

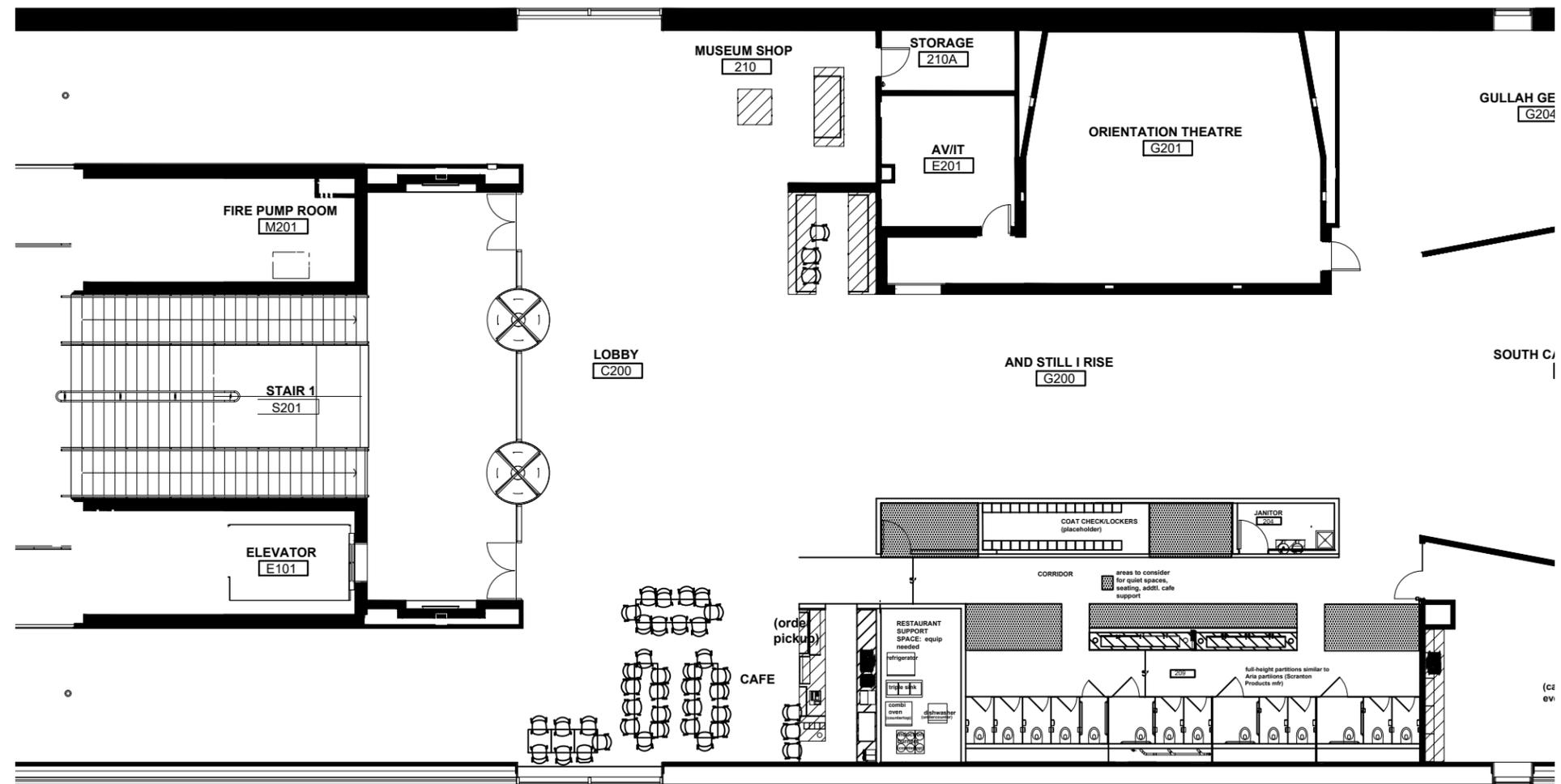






Pei Cobb Freed & Partners - Moody Nolan

LOBBY REVISED DESIGN - 2019-1121 - 1/16"=1'-0" scale



IAAM - Lobby Proposed Design

1/16" = 1'-0"