

AMENDMENT #18
FY 2022 RENTAL CAR QTA FACILITY
TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN: Routt County (OWNER)
AND: Mead and Hunt, Inc. (CONSULTANT)
EFFECTIVE DATE: October 4, 2022

RECITALS

This Amendment #18 to the Professional Service Agreement (CONTRACT) dated February 5, 2019, between OWNER and CONSULTANT.

The work described in the attached Exhibit A Scope of Services will be performed in entirety to completion as part of this Work Order.

The focus area of the below Scope Task will be as agreed by the OWNER and CONSULTANT.

SERVICES TO BE PROVIDED

Scope Task 1: **Extension of Bidding Phase**
Fee: \$3,948
Payment Terms: Lump Sum October 2022
Expected Completion:

Scope Task 2A: **Incorporation of Cost Reduction Strategies - Metal Building Design**
Fee: \$21,286
Payment Terms: Lump Sum October 2022
Expected Completion:

Scope Task 2A: **Redesign of Metal Building Shell to Tensile Structure Shell**
Fee: \$33,470
Payment Terms: Lump Sum October 2022
Expected Completion:

Scope Task 3: **Special Inspections**
Fee: \$32,250
Payment Terms: Lump Sum October 2022
Expected Completion:

The total fee for these Task Orders is **Ninety Thousand Nine Hundred and Fifty Four Dollars (\$90,954.00)**. All tasks will be reimbursed as Lump Sum.

APPROVAL AND ACCEPTANCE

Approval and acceptance of the WORK ORDER including any attachments shall incorporate this document as part of the CONTRACT between the OWNER and the CONSULTANT dated February 5, 2019. All work and services defined in this WORK ORDER shall be performed in accordance with the terms and conditions of the aforementioned CONTRACT between the OWNER and CONSULTANT.

Accepted by:

Routt County

By: _____

Name: M. Elizabeth Melton

Chair, Board of County Commissioners

Date: _____

Approved by:

Mead and Hunt, Inc.

By: _____

Name: Jeremy K. Lee

Vice President

Date: _____

YAMPA VALLEY REGIONAL AIRPORT
RENTAL CAR QTA FACILITY
EXHIBIT A – SCOPE OF SERVICES
SEPTEMBER 2022

PROJECT DESCRIPTION

The Planning Services to be provided by Mead & Hunt, Inc. (CONSULTANT) are described herein and detail the predesign services for the General Aviation (GA) Rent Study at Yampa Valley Regional Airport (CLIENT) in Hayden, Colorado. The proposed project is to analyze the market rent for the different aeronautical land areas at the Airport.

Summary of Major Project Elements:

Rental Car QTA Facility

Task 1. Extension of Bidding Phase

In the approved Amendment #11 to our agreement, Scope Task 6 defines the Bidding Phase of the project to occur over approximately a month, from the end of March 2022 to the end of April 2022. In Exhibit A, Scope of Services, for that same agreement, Task 6 – Bidding is further defined as review of bids and attendance at only two meetings, both of which did not account for additional fee because they were to be attended by personnel already scheduled to be on site.

Due to the unprecedented bidding climate in place at the time bids were opened, and the fact that only one General Contractor (GC) submitted a bid for the work, the Bidding Phase of the project was extended. The Bidding Phase commenced on May 5, 2022, with receipt of bids, and effectively ended on July 5, 2022, when you notified FCI that they would be awarded the project.

During that two-month bidding period, my records show that Mead & Hunt attended 14 additional meetings. These meetings fall into one of three categories: strategy sessions with FCI on bid completion and cost reduction; discussions with another GC being considered; or internal meetings we held to discuss cost reduction strategies. These meetings averaged 30 minutes in length and were generally attended by me, Jeremy Lee, and Andrew Pulliam.

Extension of Bidding Phase Fee = $14 \times 0.5 \text{ hour} \times (\$211/\text{hr} + \$249/\text{hr} + \$104/\text{hr}) = \$3,948$

2. Redesign of Building

Task 2A – Incorporation of Cost Reduction Strategies – Metal Building Design

As a result of discussions held during the bidding phase, FCI was awarded the project contingent on them providing a scope which included approximately \$276,000 in cost reduction items as agreed to by YVRA and Mead & Hunt. Between approximately July 5, 2022, and July 29, 2022, Mead & Hunt incurred additional labor costs associated with these revisions to the architectural, structural, mechanical, plumbing, and electrical systems of the building. The estimate below is based on the actual charges incurred during that three-week period as shown in our resource planning software.

Redesign of Building, Part A Fee = \$21,286

Task 2B – Redesign of Metal Building Shell to Tensile Structure Shell

On July 29, 2022, FCI informed YVRA and Mead & Hunt that the delivery of the metal building had been pushed beyond 2022. At that time FCI began investigating tensile structures as an alternative, and shortly thereafter we began coordinating with Sprung Structures to provide the shell of the building. Mead & Hunt's additional effort involves coordination on the shell itself, as well as coordination and documentation of changes necessary to the structural, mechanical, plumbing, electrical, and technology systems associated with the building. The fee below is based on the actual charges incurred for the last three (3) weeks as shown in our resource planning software, plus an estimate of fee to complete this redesign by Sept. 2, 2022.

Redesign of Building, Part B Fee = \$33,470

Task 3. Special Inspections

A scope of work we did not include in our original Scope of Services document (because it is often borne as an Owner cost outside our contract) is Code-required special inspections during construction. As a courtesy, we can contract on your behalf with NWCC to get this work performed. The estimate below is from NWCC based on a review of the documents and discussion with FCI on construction durations. There is no Mead & Hunt mark-up on this number – this is a pass-through cost only.

Special Inspections Scope = \$32,250

Total additional fee = \$3,948 + \$21,286 + \$33,470 + \$32,250 = **\$90,954**.

CONSULTANT EXPERTISE REQUIRED

The CONSULTANT will be Planners and Civil Engineers experienced in the rental rate analysis in accordance with Federal Aviation Administration (FAA), and Routt County standards. The CONSULTANT is registered in the State of Colorado to practice their profession.