

Phase 3 – Hangar, Helipad, Pesticide Lab

**PROFESSIONAL SERVICES AGREEMENT
For
PROJECT/PROGRAM MANAGEMENT SERVICES
AMENDMENT #002**

THIS AMENDMENT to the PROFESSIONAL SERVICES AGREEMENT is made and entered into as of February 28, 2024, between Salt Lake City Mosquito Abatement District, ("OWNER"), and MOCA Systems Inc. ("Consultant") located at 17 Exchange Place, Boston Building, Salt Lake City Utah 84111("CONSULTANT").

OWNER and CONSULTANT hereby agree to all provisions of the original Agreement for the Project identified above except as modified in Attachment "A" to this document.

Through this Amendment it is agreed that the previous contract sum will be adjusted by Three Hundred Thiry Nine Thousand Six Hundred Fourteen Dollars and Zero Cents (\$339,614.00).

Original Contract Sum.....	=	<u>\$30,000.00</u>
Net Change by previously authorized Amendments.....	=	<u>\$36,000.00</u>
Contract Sum prior to this Amendment.....	=	<u>\$66,000.00</u>
Contract Sum increase/(decrease) by this Amendment.....	=	<u>\$339,614.00</u>
New Lump Sum (not to exceed) Contract Total.....	=	<u>\$405,614.00</u>

IN WITNESS WHEREOF, the parties have signed this Agreement Amendment to be effective as of the day and year first above written.

OWNER – Salt Lake Mosquito Abatement District

MOCA Systems, Inc.

By: _____

By: David H. Hart, FAIA

Its: _____

Its: Vice President/Regional Manager

Signature: _____

Signature: _____

Date: _____

Date: _____

EXHIBIT “A”

PROJECT/PROGRAM MANGEMENT AMENDED WORK SCOPE

The following outlines the Owner’s Representative Amended Scope of Work:

I. PERIOD OF PERFORMANCE

MOCA’s understanding of the approximate timeline for the project milestones is as follows:

- **Phase 3** = 17 months following the execution of contract and issuance of a Notice to Proceed from the Owner.
- **Proposed Schedule:**
 - **Design Development complete: February 23rd, 2024**
 - **Construction Documents complete: April 15th, 2024**
 - **City Permit Review Issue: April 1st, 2024**
 - **Contractor RFQ Issue: April 8th, 2024**
 - **Contractor RFQ complete: April 26th, 2024**
 - **Contractor RFQ Review & Selection: May 1st, 2024**
 - **Issue for Contractor Bids: May 6th, 2024**
 - **City Permit Review complete: May 24th, 2024**
 - **Contractor Bids Due: May 31st, 2024**
 - **Contractor Selection: June 14th, 2024**
 - **Contractor Contract Execution: June 19th, 2024**
 - **Construction start: July 8th, 2024**
 - **Construction complete: April 30th, 2025**
 - **Phase 3 complete: May 30th, 2025**

II. OWNER’S REPRESENTATIVE SCOPE

Phase 3: Design Development; Construction Documents; Bidding; Construction Administration; Project Close-out; Warranty Phases – Scope and Fee Proposal

MOCA proposes the Phase 3 implementation includes the following basic scope of services:

1. Phase 3 – Architect/Engineer Design Development; Construction Documents:
 - a. MOCA will continue to attend/facilitate design review meetings as required for Design Development and Construction Document process.
 - b. Ensure the design team establishes requirements for coordination with authorities having jurisdiction, including but not necessarily limited to City, County, Planning/Zoning, FAA, etc.
 - c. Review and comment on the Design Development and Construction Documents provided by the Design Team.
 - d. Review and comment on the Design Development and Construction Document estimates provided by the Design Team.

- e. Provide advice to owner on value engineering recommendations.
 - f. Monthly review/processing of the Design Team's invoices.
 - g. Monitor the design schedule and provide status updates regarding Design Development and Construction Document progress.
 - h. Monitor and update the "overall" project budget based on the outcome of the Design Development and Construction Document process. The updated budget will include:
 - i. Estimated construction costs will include the Architects DD and CD cost estimate and applicable mark ups.
 - ii. Updated owner project "soft" costs based on estimates and actual costs.
 - iii. Project contingencies for all project costs (Owner and Construction costs)
 - i. MOCA will assist the A/E in the refinement of a high-level project schedule that will project the major project elements through completion.
 - j. MOCA will ensure applicable geotechnical, site survey, environmental survey, etc. has been performed or is on track to be performed as required to prepare for design phase activities.
 - k. Provide updates, as required, regarding overall project status especially as related to schedule and budget.
2. Phase 3 – Contractor Procurement:
- a. MOCA will prepare an RFQ for SLCMAD's review and comment for Contractor Services.
 - b. Review and provide comments regarding MOCA's opinion of the quality/suitability of each response to the RFQ.
 - c. Participate in the "short list" selection process.
 - d. MOCA will assist SLCMAD's in the development and preparation of the documentation for the bidding and selection process for Contractor.
 - e. Participate in any contractor interview process.
 - f. Assist SLCMAD in conducting a contractor pre-bid conference.
 - g. Participate in evaluation of submitted bids.
 - h. Participate in the review and provide comments on the Contractors contract.
 - i. Assist SLCMAD in facilitation of the Contractors contract execution as required.
3. Phase 3 – Construction Administrative Services:
- a. Serve as the interface between the Contractor, AOR and the Owner.
 - b. Perform a pre-construction kickoff meeting to include the Owner, AOR and Contractor.
 - c. Monitor construction progress.
 - d. Provide monthly schedule and budget updates.
 - e. Walk the project site weekly.
 - f. Provide monthly construction updates.
 - g. Provide photo documentation of construction progress.
 - h. Attend weekly Owner, Architect, Contractor (OAC) meetings.
 - i. Review and recommend monthly contractor invoices for processing.
 - j. Facilitate the review and monitor processing of contractor RFIs and Change Requests.

- k. Participate in the development of punch lists and the punch list walkthroughs as required.
- l. Ensure delivery of O&M manuals and warranties.
- m. Ensure required Owner Training is conducted by the Contractor.
- n. Facilitate and participate in the 11-month warranty walkthrough.
- o. Provide primary point of contact for communicating all project information.

We anticipate that Phase 3 will take approximately 17 months from start of Design Documents to construction completion and project closeout.

III. DELIVERABLES

Deliverables will be as follows in each of the sections:

Phase 3:

- a. Design Development Review Comments
- b. Construction Document Review Comments
- c. Contractor Request for Qualifications
- d. Contractor Bid Review and Selection
- e. Contractor Schedule Review Comments
- f. Project Budget Review and Comments
- g. Monthly project status updates
- h. Recommendations for payment of monthly invoices

IV. ADDITIONAL SERVICES

Any services not noted as included are considered additional services. [This proposal is based upon the project scope as defined by the current Design Development documents, project schedule and MOCA scope of services as outlined above. MOCA reserves the right to request additional services if any of those change due to no fault of our own.](#)