

**First Amendment to Agreement for Professional Services**  
**(Design Services for Erie Community Center Renovation and Expansion Project (P25-520))**

This Amendment to Agreement for Professional Services (the "Amendment") is made and entered into this \_\_\_\_ day of February, 2026 (the "Effective Date"), by and between the Town of Erie, a Colorado home rule municipality with an address of 645 Holbrook Street, P.O. Box 750, Erie, CO 80516 (the "Town"), and Collab Architecture, an independent contractor with a principal place of business at 9217 Eastman Park Drive Suite 3, Windsor, CO, 80550 ("Consultant" hereinafter "Engineer") (each a "Party" and collectively the "Parties").

Whereas, on June 23, 2025, the Parties entered into an Agreement for Professional Services (the "Agreement"); and

Whereas, the Parties wish to amend the Agreement as set forth herein.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendments. The Agreement is hereby amended as follows:

Party Names. All references to "Consultant" shall be replaced with "Engineer".

Scope of Work. Exhibit A is amended to include the Scope of Work attached hereto.

Compensation. Section III is amended as follows:

In consideration for the completion of the Scope of Services by Engineer, the Town shall pay Engineer \$1,777,133, which includes a base amount of \$1,615,575 and a contingency of \$161,558. The contingency amount will only be paid upon the Town's approval. This amount shall include all fees, costs and expenses incurred by Engineer, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Engineer may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

2. Remainder of Agreement. Except as expressly modified herein, the Agreement shall remain in full force and effect.

In Witness Whereof, the Parties have executed this Amendment as of the Effective Date.

**Town of Erie, Colorado**

\_\_\_\_\_  
Andrew J. Moore, Mayor

Attest:

\_\_\_\_\_  
Debbie Stamp, Town Clerk

**Engineer**

Signed by:  
*Jordan Lockner*  
\_\_\_\_\_  
A1729188973E47C...

State of Colorado            )  
  ) ss.  
County of \_\_\_\_\_        )

The foregoing instrument was subscribed, sworn to and acknowledged before me  
this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as  
\_\_\_\_\_ of \_\_\_\_\_.

My commission expires:

(Seal)

\_\_\_\_\_  
Notary Public

## **Exhibit A Scope of Services**

### Engineer's Duties

During the term of this Agreement, Engineer shall perform the following duties, as directed by the Town:

Engineer shall refine/finalize conceptual designs/programming for both the building addition(s) and existing facility.

Engineer shall provide standard design services, including deliverables, at each phase of design consisting of, but not limited to, the following:

- A. Conceptual Design
- B. Schematic Design (SD)
- C. Site Plan completion and plan application
- D. Design Development (DD)
- E. Construction Documents (CD)
- F. Bidding
- G. Permit Application(s)

The SD, DD, and CD phases for the project within the program shall be accompanied by progressively refined estimates of construction cost. Upon completion of each phase, Engineer shall seek Town of Erie authorization before proceeding to the next phase.

Engineer shall provide the following design disciplines (at a minimum) with either in-house professionals or subconsultants:

- A. Recreation Center Architectural Design
- B. Civil Engineering and Landscape Design
- C. Structural Engineering
- D. Mechanical, Electrical, and Plumbing Engineering
- E. High Performance Building Design
- F. Interior Design, Including FF&E
- G. Lighting Design
- H. Acoustic Design
- I. Fire Protection Design
- J. Low Voltage Engineering Design
- K. Construction Cost Estimating
- L. Other disciplines as required to produce full and complete Construction Documents

The ECC Conceptual study was completed in January of 2026. This report provides an updated detailed needs assessment for the current facility, detailed ECC Programming Data, proposed design concepts, and cost analysis. The report shall guide design of the

new addition(s) and renovation of the existing facility, as it relates to future growth and long-term solution(s).

All work products shall meet the building codes, regulations and standards of the Town of Erie, Planning, Building and Engineering Departments.

Engineer shall be available to attend at least two (2) community meetings (2) Town Council meetings, outlining plans, options, events, schedules and cost and other details of the project as needed.

The anticipated timeline from date of contract execution is as follows:

<b>Task</b>	<b>Time</b>
Design	5 months
Construction Documents	6 months
Bid (CMAR/GCMC)	2 months

Upon completion of the new construction and renovations the finishes shall be integrated throughout the facility. It is the intent that the addition be complementary to the existing building for the exterior design.

For space planning and programming the designated space sizes shall be observed.

**Offices**

Executive Office	200 sq. ft.
Director and Deputy Director Office	180 sq. ft.
Professional Office	120 sq. ft.

**Work Stations**

Administrative/Technical/Accounting	64 sq. ft.
Flexible work station	36 sq. ft.
Intern/Seasonal	36 sq. ft.

**Meeting Rooms**

Small Meeting Room (6-8 people)	160 sq. ft.
Medium Meeting Room (12 people)	200 sq. ft.
Large Meeting Room (16 people)	300 sq. ft.

The Design Advisory Group (DAG) will consist of the Engineer, Town of Erie Owner’s Representative(s), and a small (less than 10 person) committee of Town staff to determine design efforts. The Engineer shall meet with the DAG and gain approval prior to final submission of design to Town Council or the public.

The Engineer shall assist the Town with the selection of a Construction Manager/General Contractor (CMGC) and may assist with the selection of a Town Owner representative. The Town will make final selection for both.

The Erie Community Center is over 50,000 square feet, so the energy use for the building is required to be benchmarked in Energy Star Portfolio Manager. Design for the Renovation and Expansion project should follow Designed to Earn the ENERGY STAR Certification Guidelines and LEED design standards to the highest level possible within the allowable limits of the project budget. High Efficiency energy modeling shall be conducted as part of the design process. Feasibility and cost modeling for other energy efficient and sustainable design measures are to be explored in the design process.

The Erie Community Center was constructed in 2005 so the Town believes there are no environmental issues such as asbestos to mitigate, however should environmental issues be present the contractor shall be responsible for action planning and documentation of all remedial efforts.

#### Engineer Deliverables

In performance of the duties described above, Engineer shall deliver the following items to the Town, during the timeframes established by the Town:

- Complete Construction Documentation and all deliverable items outlined in the Exhibit A Scope of Services above, Professional Services Agreement dated June 23, 2025, Request for Proposal (RFP) Solicitation (PR-25-06 – Erie Community Center Renovation and Expansion Project – Design Services) dated April 7, 2025

## **Exhibit B Agreement Documents**

The Agreement Documents consist of the following:

- This Amendment
- Professional Services Agreement Dated June 23, 2025, which is not attached hereto
- RFP dated April 7, 2025, which is not attached hereto