

Amendment to Agreement for Professional Services

This Amendment to Agreement for Professional Services (the "Amendment") is made and entered into this ____ day of _____, 2025 (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 Form+Works Design Group, LLC, an independent contractor with a principal place of business at P.O. Box 476 Eastlake, CO 80614 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, on August 14, 2024, the Parties entered into an Agreement for Professional Services (the "Agreement"); and

Whereas, the Parties wish to amend the Agreement.

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

1. Scope of Work. Exhibit A to the Agreement is hereby amended to include the additional duties in the Scope of Services:

Architectural and engineering services, including the preparation of Construction Documents and provision of Construction Administration Services for the following scope of work at the Schofield Farm site.

- Site Rehabilitation
 - Re-grade site to achieve positive drainage away from the barn. Note that overall site design is excluded from the documents as there is a concurrent on-going site design project.
 - Coordinate with on-going site design project for exterior access and placement of exterior equipment.
- Masonry Rehabilitation
 - Repoint open joints where necessary
 - Repair cracks where necessary
 - Replace and/or patch damaged masonry units where necessary
 - Clean exterior masonry
- Structural Rehabilitation.
 - Rehabilitate foundation, masonry walls, and wood framing
- Roof Rehabilitation
 - Rehabilitate roof, framing, and associated flashing and trim
 - Add insulation to exterior of existing framing and sheathing; detail to retain historic appearance to greatest extent possible
 - Replace non-historic roofing materials with historically appropriate materials
 - Replace sheet metal flashing

- Exterior Windows & Doors Rehabilitation
 - Rehabilitate historic windows and doors
 - Enlarge east and west second floor openings for addition window space and view from event area
- Exterior Rehabilitation
 - Install exterior insulation at wood framed gable ends.
 - Rehabilitate exterior wood siding and trim
- Interior Rehabilitation
 - Complete design for use of the barn as an event space
 - Rehabilitate interior finishes and trim
 - Establish access throughout the building compliant with the Americans with Disabilities Act

Architectural and engineering services, including the preparation of Construction Documents for the full rehabilitation of the following buildings:

- Silo Rehabilitation
 - Rehabilitation of architectural and structural features for use as a stair and viewing platform
 - Electrical design to include lighting and power as needed to support future use
- Loafing Shed Rehabilitation
 - Rehabilitation of architectural and structural features for use as part of the outdoor event space
 - Electrical design to support use as part of the outdoor event space
 - Plumbing design for potential connection to system for outdoor sink and/or hose bibbs
- Original Barn and Brooder House Rehabilitation
 - Rehabilitation of architectural and structural features for use as a central restroom building to serve the site
 - Electrical design to include lighting and power to support future use
 - Mechanical design to include heating and ventilation with an add-alternate for cooling
 - Plumbing design to support restroom use of the Original Barn and Brooder House

Construction Administration:

- Review submittals and mock-ups
- Review contractor pay applications and change orders
- Respond to Requests for Information
- Respond to building department comments; issue an addendum if needed
- Provide supplemental instructions when needed
- Review fire protection shop drawings, hydraulic calculations, and submittals
- Provide punch list report at substantial completion

Regular site visits during construction, as follows:

- Contractor (Architect): 8 site visits during construction including the substantial completion walkthrough and preparation of the final punch list
- JVA (Structural Engineer): 6 site visits during construction including the substantial completion walkthrough and preparation of the final punch list
- 360 Engineering (Mechanical / Plumbing Engineer): 2 site visits, one during construction and one substantial completion walkthrough and preparation of the final punch list
- enLighten Engineering (Electrical Engineer): 2 site visits, one during construction and one substantial completion walkthrough and preparation of the final punch list

Contractor's Deliverables:

- Construction Documents for final review and permitting
- If the project or a portion of the project is funded with History Colorado - State Historical Fund grant funding, the following deliverables will be provided:
 - Before and After Photos
 - Historic Photos
 - Construction Documents for review and approval
 - Mock-up review documentation
 - Attendance at pre-construction and interim meetings

2. Compensation. Section III of the Agreement is hereby amended to increase the compensation as follows.

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|--------------------|-----------|
| Original Contract | \$ 97,386 |
| Amendment Amount | \$270,430 |
| New Contract Total | \$367,816 |

3. 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

Contractor

Signed by:

Jessica Reske

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State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2025, by _____ as _____ of Form+Works Design Group, LLC.

My commission expires:

(Seal)

Notary Public