

**UTA Contract No 23-03639**  
**CHANGE ORDER NO. 1**  
**UTA Headquarter Redevelopment Project**  
**(the "Project")**

This Change Order No. 1 to the UTA Contract No 23-03639 dated 28 April 2023 (the "Contract") for the UTA Headquarter Redevelopment Project, is made and entered into by and between UTAH TRANSIT AUTHORITY, a public transit district organized under the laws of the State of Utah ("UTA"), and Skidmore, Owings, & Merrill LLP ("Consultant").

**SUMMARY:** The intent of this Change Order No. 1 is to add sufficient funding to accomplish the first of two Phases of the Schematic Design of the Project. In exchange for such work above, this Change Order No. 1 will add \$2,986,000 to the Contract amount for Phase 1 of Schematic Design. This Change Order No. 1 authorizes only Phase 1 of Schematic Design. All work is per the terms of the Contract.

This Change Order No. 1 makes the following specific changes to the Contract:

**1. Scope**

SOM and its design consultants ("the Design Team") have completed the Final Concept Design Services for the UTA Headquarters and Salt Lake Central Station in Salt Lake City, Utah, in accordance with the Contract.

Based on the *UTA Headquarters and Salt Lake Central Station Concept Design* document set dated 21 November 2023 by SOM and the Design Team, SOM has prepared a detailed description of the remaining design services required for the Project in an *SD - CA Design Phase Services Proposal* dated July 5, 2024 (the "Description of Design Services"). Reference to the Description of Design Services is hereby made in this Change Order No. 1 for the limited purpose of:

- a. Amending Exhibit A - Scope of Services in the Contract to further define the scope and description of the Project as provided in the Description of Design Services.

**2. Services**

The Project's Schematic Design will progress in two phases as described below. This Change Order No. 1 authorizes only Phase 1 of Schematic Design. Phase 2 is expressly excluded from this Change Order No. 1 and may be approved in a subsequent Change Order No. 2.

Generally, Schematic Design documents define the general scope, scale, functional relationship, traffic and pedestrian flow of each of the Project components in a level of detail typical for

commercial and public projects schematic design phase. Schematic Design will document in sufficient detail a clear and comprehensive description of the design solution for each project element. Schematic Design documents will identify exterior and interior area allocations, organization of exterior and interior spaces, building location and massing, use of feature interior and exterior materials, and preliminary alternatives for and selection of structural, mechanical, plumbing, and electrical system concepts.

**a. Phase 1: Schematic Design**

The Contract is hereby amended to add Phase 1 of Schematic Design to the authorized work in the Contract:

Schedule: September 11, 2024, through December 31, 2024 (Substantial Completion Date)

This phase will commence with a study of the ground floor layouts (“Ground Floor Studies”) to explore and define the general circulation paths and space layouts for the various user groups who will access the UTA Headquarters Building. The Ground Floor Studies will include iterative studies of the ground floor and issuance of a final Ground Floor Study Package for UTA’s review and approval.

Following completion and approval of the final Ground Floor Study Package, Phase 1 of Schematic Design will begin with SOM engaging additional consultants and conducting a kick-off meeting with the SOM and UTA project team, which will include an executive presentation to UTA leadership. The kick-off meeting will be followed by regularly scheduled project team meetings and two coordination and transit group meetings for UTA’s internal stakeholders.

Phase 1 of Schematic Design for the UTA HQ Building, Transit Improvements Site, and Parking Garage Structure will include delivery of a 50% Schematic Design Coordination Set to UTA for review and approval. SOM will then advance Schematic Design to an 80% Schematic Design Cost Estimate Set in Phase 1.

Deliverables for Phase 1 of Schematic Design is expected to include the following with coordination from the Design Team:

- Site Plan
- Building Floor Plans
- Roof Plans
- Building Sections
- Building Elevations
- Preliminary Life Safety Plan Diagrams indicating basic assemblies to assist with cost estimating
- Up to 12 typical details
- Program and Area Matrix

- Design Narrative Update
- Descriptions of intended materials and systems to support cost estimating.

Reference to the Description of Services is hereby made in this Change Order No. 1 for the limited purposes of:

- a. Amending the Contract to identify the Design Team consultants who will provide services for Phase 1: Schematic Design; and
- b. Providing more information on the services to be delivered by each Design Team Consultant for the Project, clarifications, excluded services, additional services, assumptions on which the services and exclusions are based, and the interrelationships between services provided by Design Team consultants, all as related to the above-described services for Phase 1 of Schematic Design.

b. **EXCLUDED: Phase 2: Schematic Design**

The following Phase 2 of Schematic Design is expressly excluded from this Change Order No. 1:

Schedule: January 1, 2025, through February 15, 2025 (Final Completion Date)

Phase 2 of the Schematic Design for the UTA HQ Building, Transit Improvements Site, and Parking Garage Structure will include completing professional services as described in the Description of Design services beyond 80% SD Cost Estimate Set, including delivering a 100% Schematic Design Set (Schematic Design Milestone Set) to UTA for review and approval.

This phase will include preparing and submitting an entitlements set to the Salt Lake City Planning Division. The project is understood to fall under a Master Plan which, for the design as described in the Final Concept Design document set, will require a Conditional Use Application. Biweekly meetings with owners (every 2 weeks), on average, are included in this phase.

This phase will include Cost Estimating based on the 80% Schematic Design Cost Estimate Set, and reconciliation of the estimate with the budget and design to be issued with the 100% Schematic Design Set.

Deliverables for Phase 2 of Schematic Design include the following with coordination from the Design Team:

- Site Plan
- Building Floor Plans
- Roof Plans
- Building Sections

- Building Elevations
- Preliminary Life Safety Plan Diagrams
- Up to 20 typical details
- Program and Area Matrix
- Design Narrative Update
- Outline Specifications
- Coordination of up to 6 professional renderings

Expressly excluded from Phase 1, Phase 2 will also involve performance by Design Team consultants of Phase 2 services corresponding to deliverables identified above.

### 3. Fees

Exhibit F – Fee Proposal of the Contract Remains unchanged but is augmented by the fee for the Phase 1 of Schematic design as follows. Specifically, the original contract 22-03639 amount of not to exceed \$999,900 is amended to add \$2,986,000 for a new not to exceed amount of \$3,985,900.

UTA HQ + SLC Central		Base Services	All Consultant Fees by Phase		
			Change Order 1	Not Included	Total Schematic Design
Team		Services Provided	80% Schematic Design Phase I	80-100% Schematic Design Phase II	Schematic Design Phase I & II
SOM	1	Architecture	\$1,340,000	\$335,000	\$1,675,000
	1	Architecture (Ground Floor Studies)	\$95,000	\$0	\$95,000
	2	Interior Design (Public Spaces, Cores, Tenant Guidelines)	\$176,000	\$44,000	\$220,000
	3	Structural Engineering	\$201,600	\$50,400	\$252,000
	4	Graphics and Signage	\$94,880	\$23,720	\$118,600
	5	Thermal Comfort	\$9,200	\$2,300	\$11,500
WSP	6	Transportation, Advisory	\$271,884	\$67,971	\$339,855
	7	MEP - add plumbing officially	\$96,000	\$24,000	\$120,000
	8	Sustainability	\$21,600	\$5,400	\$27,000
	9	Fire Protection Analysis	\$24,000	\$6,000	\$30,000
	10	Accessibility	\$11,048	\$2,762	\$13,810
	11	Acoustics, Noise, Vibration Control	\$22,400	\$5,600	\$28,000
	12	Technology	\$29,520	\$7,380	\$36,900
	13	Architectural Lighting	\$18,960	\$4,740	\$23,700
	14	Safety Security Emergency Management	\$75,920	\$18,980	\$94,900
Design Workshop	15	Landscape and Civic Realm	\$172,080	\$43,020	\$215,100
PSOMAS Engineering	16	Civil Engineering	\$63,760	\$15,940	\$79,700
MJSA Architects	17	Historic Preservation	\$2,864	\$716	\$3,580
Walker Consultants	18	Parking Structure Design (Structural and Functional Engineering)	\$51,640	\$12,910	\$64,550
VDA	19	Vertical Transportation	\$13,216	\$3,304	\$16,520
ATM	20	Trash Management	\$10,400	\$2,600	\$13,000
Morrison Hershfield	21	<del>Waterproofing Peer review</del>	\$0	\$0	\$0
Cinilittle	22	Food Service	\$2,560	\$640	\$3,200
C.S. Caulkins	23	Building Maintenance	\$2,800	\$700	\$3,500
Rider Levett Bucknall (RLB)	24	Cost Estimating	\$30,956	\$47,764	\$78,720
Archamenity	25	<del>Fitness Consultant NOT USED</del>	\$0	\$0	\$0
<b>Total Schematic Design Fees by Phase</b>			<b>\$2,838,288</b>	<b>\$725,847</b>	<b>\$3,564,135</b>

Recommended 6% Reimbursables Allowance	\$147,712	\$28,136	\$175,848
Recommended Additional Consultant Allowance (SD adj 7.8.24)	\$0	\$0	\$0
<b>Total Schematic Design Fees + Recommended Allowances</b>	<b>\$2,986,000</b>	<b>\$753,983</b>	<b>\$3,739,983</b>

### 4. Schedule

Schedule for Phase 1 and Phase 2 schematic design.

Task	Start Date	End Date	Q2			Q3			Q4			Q1			Q2			Q3		
			Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1 UTAHQ Schedule																				
2 UTA/Design Team Video calls biweekly through all phases	01/30/25	01/31/25																		
3 Schematic Design - 5 Mos	04/05/24	01/29/25																		
4 <b>SD PHASE I</b>	04/05/24	12/20/24																		
6 Owner Notice to Proceed	04/05/24	04/05/24																		
7 Ground Floor Studies	04/05/24	05/10/24																		
14 Schematic Design	08/23/24	12/20/24																		
15 Owner NTP	08/23/24	08/23/24																		
16 Engage Additional Consultants	08/26/24	08/26/24																		
33 In person meetings (attendees based on scope)	09/12/24	11/04/24																		
34 SD Kickoff	09/12/24	09/12/24																		
35 Coord and Internal Transit Imp Stakeholder Group Meeting 1	10/04/24	10/04/24																		
36 Internal Transit Imp Stakeholder Group Meeting 2	11/04/24	11/04/24																		
37 Work Specific to Primary Scope Components:	09/12/24	12/18/24																		
41 Document Issuances	11/01/24	12/20/24																		
42 50% SD Coordination Set	11/01/24	11/01/24																		
43 80% SD Cost Estimate Set	12/20/24	12/20/24																		
44																				
45 <b>FUTURE SD PHASE II</b>	01/02/25	01/31/25																		
46 Cost Estimate	01/02/25	01/23/25																		
47 100% SD Cost Estimating and reconciliation	01/02/25	01/23/25																		
48 Planning Presentation (TBC)	01/06/25	01/07/25																		
49 Document Issuances	01/23/25	01/31/25																		
50 100% SD Milestone Set	01/23/25	01/24/25																		
51 100% SD Owner Review and Approval	01/24/25	01/31/25																		
52																				
53																				
54																				

All other terms and conditions in the Contract not listed and not related to the changes in this Change Order No. 1 remain unchanged and in force.

IN WITNESS WHEREOF, this Change Order No. 1 has been executed by UTA and SOM or its appointed representative.

UTAH TRANSIT AUTHORITY:

By: \_\_\_\_\_  
 Jay Fox Executive Director Date

SKIDMORE, OWINGS, & MERRILL, LLP:

DocuSigned by:  
*Carrie Byles* 8/15/2024  
 By: 1290F3B46147482... Carrie Byles Partner Date

By: \_\_\_\_\_  
 David Hancock Chief Capital Services Officer Date

UTAH TRANSIT AUTHORITY

By: \_\_\_\_\_  
Paul Drake Date  
Director of Real Estate & TOD

By: \_\_\_\_\_  
Sean Murphy Date  
Facility Development Supervisor

DocuSigned by:  
By: Mike Bell 8/15/2024  
70E33A415BA44F6... Date  
Mike Bell  
Legal Review

By: \_\_\_\_\_  
Jolene Higgins Date  
Procurement Review

