

Amendment No. 1 to Task Order #3

This Task Order is made as of this 13th day of December 2021, under the terms and conditions established in the CONTRACT AGREEMENT FOR PROFESSIONAL SERVICES, dated May 1, 2019 (the Agreement), between Savannah Airport Commission (Owner) and Pond & Company (Architect/Engineer). This Amendment is made for the following purpose:

A. Description of Services

A.1. Background

The Savannah Airport Commission (SAC) has solicited a professional services supplemental fee proposal for sustainability design to be incorporated in the proposed new FedEx Air Cargo Facility design project to be located at the northmost point of the Savannah Hilton Head International Airport between Gulfstream Road, Taxiway H and Taxiway A. The general scope of the project was provided in the *Project Definition Report* dated December of 2019 (Revised October 2021), that was provided by Pond for the SAC. In November 2021, SAC requested Pond to provide a scope and fee to incorporate the following agreed upon sustainability design:

LEED Certification Type: LEED v4 BD+C: Warehouses and Distribution Centers

LEED Certification Level: Certified

Points Required for Certified Level: 40 to 49 points

The FedEx Cargo Facility generally consists of:

- A.1.1. Approximately 162,000 square-feet, parcel and package sorting, storage and distribution warehouse space, customer service area and offices.
- A.1.2. Civil design of an approximately 36-acre site. (Entire Site)
- A.1.3. New parking lot to accommodate approximately 220 employees and 25 visitors between the two facilities. (Entire Site)
- A.1.4. New loading dock and approximately 80-ft. wide concrete apron to tie into main apron being designed by AECOM.
- A.1.5. Roadway design to accommodate the new entrance to the facility (including signalization of this new entrance) along Gulfstream Road and Daniel J. Coe Jr. Drive/Melaver Drive.

The following key assumptions are made:

1. The FedEx Cargo Facility project is pursuing an official U.S. Green Building Council – USGBC LEED rating.
2. LEED Certification Type – LEED v4 BD+C
3. Building Type Category: Warehouses and Distribution Centers.
4. The boundary for LEED Consulting and for the scope of work includes the approximately 162,080 square feet proposed new FedEx Air Cargo Facility, including administrative office support and maintenance support areas; and applicable sustainable campus site attributes.
5. There are no sustainability project deliverables required for a 30% deliverable (Schematic Design) of the current Air Cargo Project.
6. There are LEED narratives at Definitive Design (60%), Pre-Final Design (90%), and Construction Documents (100%)
7. Upon SAC's approval of Pond's proposed scope and fee (to be submitted for SAC review and approval), and SAC's discussion with FedEx for concurrence and approval of the added sustainability design and construction cost, Pond will begin the task of incorporating sustainability design in the proposed new FedEx Air Cargo Building project.

B. Task 1 LEED Consulting

B.1. Task 1 LEED Consulting – Definitive Design (60% Package)

- B.1.1 Sustainable Design / Visioning Workshop (assumes 2-hour workshop)
- B.1.2 60% deliverables (LEED scorecard, LEED action item log, etc.)
- B.1.3 Bimonthly design and/or LEED coordination meetings (up to four)
- B.1.4 LEED Coordination and support (credit research, USGBC & GBCI correspondence, and LEED-Online administration)
- B.1.5 LEED narrative including schedule & budget impacts of pursuing a LEED Certified design
- B.1.6 Provide Division 1 Sustainability Specifications
- B.1.7 Provide project specific review log and LEED specification language

B.2. Task 1 LEED Consulting – Pre-Final Design (90% Package and IFC Package)

- B.2.1.90% and IFC Package Deliverables (LEED scorecard, LEED action item log, etc.)
- B.2.2.Review 60% packages and 90% packages for LEED compliance
- B.2.3.Bimonthly LEED coordination meetings (up to six)
- B.2.4.Update Division 1 Sustainability Specifications
- B.2.5.LEED Coordination and Support (credit research, USGBC & GBCI correspondence, and LEED-Online administration)
- B.2.6.Update LEED narrative for 90% package and IFC package
- B.2.7.Up to two reviews of Design Phase LEED-Online credits documented by team members and submission to GBCI

B.3. Task 1 LEED Consulting - Construction Administration

- B.3.1.Contractor LEED Orientation and LEED Toolkit Meeting via conference call
- B.3.2.Review LEED Action Plans, Construction Waste Management Plan, and Indoor Air Quality Management Plan from contractor
- B.3.3.LEED Coordination and Support (credit research, USGBC & GBCI correspondence, and LEED-Online administration)
- B.3.4.Provide reviews for LEED contractor submittals and/or RFIs
- B.3.5.Three Contractor LEED Coordination Meetings via conference call
- B.3.6.One in person Contractor site visit and site observation report (during Contractor LEED Coordination meeting)
- B.3.7.Up to two reviews of Construction Phase LEED-Online credits documented by team members and submission to GBCI
- B.3.8.Final LEED Scorecard and certification coordination

C. Task 2 Energy Consulting

C.1. Task 2 Energy Consulting – Definitive Design (60% Package)

- C.1.1.Perform energy modeling analysis before completion of Definitive Design to explore how to reduce energy loads
- C.1.2.Perform preliminary water budget analysis before completion of Definitive Design to evaluate potable and non-potable water sources and use
- C.1.3.Facilitate meeting with design team and owner to discuss results
- C.1.4.Meet with client for goals, inputs, and strategies
- C.1.5.Issue an Energy Model Summary Memo for goals, inputs, and strategies
- C.1.6.Model the initial proposed design (one time)
- C.1.7.Model Baseline Building per ASHRAE 90.1 per LEED category requirements (one time)
- C.1.8.Model for architectural, mechanical, electrical, or renewable energy systems
- C.1.9.Prepare Energy Report via softcopy summarizing design and LEED performance
- C.1.10. Meet with Client to review Energy Report
- C.1.11. Use Energy Report to document the LEED Optimize Energy Performance requirement to “analyze energy efficiency measures during the design process and account for the results in decision making”

D. Task 2 Energy Consulting - Construction Administration

D.1. Task 2 Energy Consulting - Construction Administration

- D.1.1 Model the Proposed Building per 100% Construction Documents
- D.1.2 Model Baseline Building per ASHRAE 90.1 per LEED category
- D.1.3 Submit LEED-Online Optimize Energy Performance and Renewable Energy credits
- D.1.4 Revise model per GBCI review comments

E. Task 2 Commissioning

E.1. Services for a period from Definitive Design through 10 months of occupancy

F. Schedule

F.1. Refer to Project Design Schedule

Note: The schedule shall be consistent with and parallel to the project design to integrate the achievable LEED credit aspects and components representative of the discipline of the design and construction team.

G. Compensation

G.1. In return for the performance of the forgoing obligation, Owner shall pay to Engineer a lump sum amount of **\$251,780** according to the following fee breakdown:

Project Manager and AP for Certification Process Throughout Design & Const.....	\$ 50,000
Design Disciplines (Arch, Civil, Mech., Elect.) to Incorporate Sustainable Strategies...	\$ 130,000
LEED Registration and Review Costs for USGBC	\$ 11,280
Commissioning (Subconsultant Commissioning Agent to Pond).....	\$ 60,500
Grand Total	\$ 251,780

H. Deliverables

H.1. Deliverables will consist of the following:

Schematic Design (to be included in Definitive Design - 60% Phase)

- H.1.1 Sustainability design workshop and follow-up meeting minutes
- H.1.2 Sustainable Building Policy Compliance Work Plan
- H.1.3 Collection of any LEED “design stage” documentation

Definitive Design (60%)

- H.1.4 Definitive Design sustainability update report
- H.1.5 LEED Online Registration
- H.1.6 Preparation of all LEED Design Application credits that can be completed at Definitive Design phase

Pre-Final and IFC Package

- H.1.7 Sustainability content for the project specification package
- H.1.8 Owner’s Project Requirements (OPR) tracking sheet update at defined major milestones
- H.1.9 If applicable (Compilation of all LEED Design Application credits)
- H.1.10 Submit the LEED Design Application using LEED Online, including all targeted credits that can be submitted during the design application
- H.1.11 Construction Document update reports at all defined milestones

Construction Administration

H.1.12 Sustainability Construction Kick-off Workshop

H.1.13 Sustainability update reports including reports from at least four site visits

H.1.14 LEED Construction Application credit documentation prepared as available

Project Close Out

H.1.15 Sustainable Building Policy Compliance Submission

H.1.16 LEED Construction Application via LEED Online (if applicable)

IN WITNESS WHEREOF, the Owner and Engineer have executed this Amendment.

Savannah Airport Commission
(Owner)

By _____

Title _____

Date _____

Pond & Company
(Engineer)

By  _____

Hugh Weaver
Vice President

Date May 3, 2022