

AIA[®] Document B101[™] – 2007

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the Seventeenth day of May in the year Two Thousand Seventeen

(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Blount County Government
Attn: Blount County Purchasing (Katie Branham Kerr)
385 Court Street, Room 319
Maryville, TN 37804

and the Architect:
(Name, legal status, address and other information)

Michael Brady Inc.
299 N. Weisgarber Road
Knoxville, TN 37919

for the following Project:
(Name, location and detailed description)

Blount County Jail Project
920 East Lamar Alexander Parkway
Maryville, TN 37804

MBI Comm. No.: 1600.283

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

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TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
3	SCOPE OF ARCHITECT'S BASIC SERVICES
4	ADDITIONAL SERVICES
5	OWNER'S RESPONSIBILITIES
6	COST OF THE WORK
7	COPYRIGHTS AND LICENSES
8	CLAIMS AND DISPUTES
9	TERMINATION OR SUSPENSION
10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

EXHIBIT A INITIAL INFORMATION

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Article 1:

(Complete Exhibit A, Initial Information, and incorporate it into the Agreement at Section 13.2, or state below Initial Information such as details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, authorized representatives, anticipated procurement method, and other information relevant to the Project.)

§ 1.1.1 Blount County Government desires for Correctional Planning and Architectural/ Engineering Design Services to be provided to improve and enhance the current Blount County Jail to resolve inmate overcrowding and other operational issues such as minimal classification categories, insufficient food service and laundry equipment, insufficient storage space, insufficient inmate programming areas, lack of special needs and medical housing, more efficient visitation system, and other issues that have resulted in the jail having to operate under a plan of action with Tennessee Corrections Institute. See outline below of proposed Correctional Planning and Architectural/ Engineering Design Services.

1. Kick off Project: Mission Statement, Project Kick-off Meeting, Setup Committees, Refine Schedule, Verify Data from Previous Assessments
 - a. Kick off project by organizing committees and identifying other project participants, verifying decision-making process, developing the Mission Statement, and refining the project schedule.
 - b. Study relevant existing documents pertaining to:
 - ☐ The Jail – population profiles, crowding, staffing, conditions, incidents, PREA
 - ☐ The Blount County justice system
 - ☐ Current non-custody alternatives for pre-trial and sentenced offenders
 - ☐ Jail plans (as-builts)
 - ☐ Site plans
 - ☐ County growth (historical and projected)

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- ☐ Review studies and analysis prepared by The University of Tennessee County Technical Assistance Service (CTAS) and meet with Jim Hart to debrief per key issues.
2. Study and Update Inmate Profile
- a. Profiling the inmate population is important for three reasons. 1.) to help determine the number of beds for each category of inmate (such as females in high security, males in Work Release); 2.) to help determine what programs are needed to help reduce recidivism (such as mental health and substance abuse programs); 3.) to help determine what additional and expanded types of alternatives to incarceration are needed and for how many people.
 - b. The inmate profile will be developed as follows:
 - ☐ Review prior inmate profiles
 - ☐ Provide the Jail/Sheriff's Office with a request for current and historical data on; age, gender, pre-trial/county sentenced/other, offense category, offense history, behavior in jail, physical and mental health, substance abuse
 - ☐ Analyze profile data (see the next two tasks for its applications)
 - ☐ Discuss profile with Blount County committee
 - ☐ Write inmate profile report
 - ☐ Review inmate profile report with Jail/Sheriff's Office
3. Examine & Develop Recommendations for Expansion of Alternatives/Options for Pre-Trial and Sentenced Offenders & Other Justice System Changes to Help Control Bed Needs
- a. The following steps will be taken:
 - ☐ With the Blount County Justice Committee, discuss views and goals regarding non-custody alternatives to incarceration for pre-trial and sentenced offenders, and other means to help control bed needs.
 - ☐ Via phone calls, meetings, observations and survey forms, collect information on existing alternatives to incarceration in Blount County. The existing alternatives consist of:
 - o Pre-Trial Release
 - o Electronic Monitoring
 - o Drug / Recovery Court
 - o Probation
 - o Batterers Intervention Program
 - o Community Service
 - ☐ Information to obtain will include:
 - o Program description
 - o Admission criteria and process
 - o Number of participants
 - o Staffing
 - o Costs and funding
 - o Measures of success, success rate
 - ☐ Review recent studies on effective non-custody alternatives and other means to control bed needs.
 - ☐ Review the population profile, finding additional categories of inmates who might be better served by non-custody alternatives without posing a risk of harming others or leaving the area. Determine what types of existing and new alternatives are likely to be appropriate for them.
 - ☐ With the Justice Committee and representatives from local social service agencies and local non-profit program providers, discuss possible changes/expansions to existing non-custody alternatives and other alternatives and justice system changes to consider. Present information on "evidence-based programs." Possible additional programs and justice system changes that could help control bed needs, construction costs, and operational costs include:
 - o Population Expediter (to help match with alternatives, to evaluate inmates for step-down/transition, to expedite court proceedings).
 - o Day Reporting.
 - o Expansion of Drug / Recovery Court to include Mental Health Court/Wellness Court, and/or Veterans Court.
 - o Expansion of Pre-Trial Release.
 - o Expansion of sanctions for Probation violators (besides incarceration).

- Mental Health Diversion (to lower cost staff secure facility and/or day reporting).
 - ☐ Develop a plan for expanding alternatives and other means to control bed needs, with target populations, staffing implications, and costs and benefits. Present to the project committee.
 - ☐ Produce a report for review. Once comments are received and discussed, revise one (1) time and finalize the report.
- 4. Determine Bed Needs by Inmate Category with and without Proposed Changes to Alternatives for Pre-trial and Sentenced Offenders & Other Justice System Changes
 - ☐ Gather and analyze historical data that helps predict future bed needs:
 - Average Daily Population (ADP) for the last 10 years by category.
 - Length of Stay by category.
 - Arrests by type of offense.
 - Crime rates.
 - Numbers of participants in non-custody alternatives (from task 3).
 - Changes in the demographics of Blount County – and projected future numbers of the general population.
 - ☐ With the Jail/Sheriff's Office Leadership and Justice Committee discuss the analyzed data and trends. Get input from Jim Hart at CTAS per current trends in TN.
 - ☐ Estimate bed needs in 5 year increments for the next 20 years -- based on historical data and trends without taking into consideration alternatives and other elements of the justice system.
 - ☐ Develop a second set of projections that address the impact of recommended changes to alternatives and other elements of the justice system on bed needs in total and by category.
 - ☐ Discuss both sets of projected bed needs with the Jail/Sheriff's Office Leadership and Justice Committee.
 - ☐ Write Bed Needs Report (once draft is reviewed, revise per comments)
- 5. Evaluate the Existing Building and Site, and Develop a Facility Assessment Report of Existing Conditions
 - a. Evaluate the Following:
 - ☐ Capability and appropriateness of components and spaces to support current and future functions and numbers.
 - ☐ Suitability of housing units for each inmate category – as is and with possible changes.
 - ☐ Staffing concerns, effectiveness (including response time), and efficiencies.
 - ☐ PREA (Prison Rape Elimination Act).
 - ☐ American Correctional Association and Tennessee jail standards.
 - ☐ Safety and security issues from an operations perspective.
 - ☐ Feasibility of existing building to provide rehabilitative programs -- as is and with changes.
 - ☐ Architectural review of existing conditions to identify Life Safety issues such as inadequate exit circulation, fire barriers, smoke evacuation systems, fire alarms, exit signage, and review of most recent inspection reports from State Fire Marshal Office and TCI.
 - ☐ Visual review of existing roof and roof flashing conditions.
 - ☐ Visual review of existing exterior walls and glazing conditions
 - ☐ Structural review for any visible settlement or cracking of existing floors and walls
 - ☐ Coordinate with jail maintenance representative to get information per conditions of existing doors and locking system.
 - ☐ Coordinate with jail maintenance representative to get information per condition of existing security electronic systems including cameras, intercom and access control systems
 - ☐ Mechanical review of existing HVAC systems, automatic sprinkler and plumbing systems. Coordinate with jail maintenance representative to get maintenance records.
 - ☐ Electrical review of existing normal and emergency power systems, fire and smoke alarm systems, and low voltage communication systems including both IT and phone systems. Coordinate with jail maintenance representative to get maintenance records.
 - ☐ Visual appraisal of existing site conditions including paving for parking and roads, concrete sidewalks, and site lighting
 - ☐ Write existing building and site evaluation report
- 6. Develop Master Plan Options for Existing Building Renovations & Expansion (considering staffing & other operational implications, initial and on-going costs, and other factors)

Init.

- ☐ Develop 20 year jail facilities master plan
 - ☐ Based on previous steps 1-5 prioritize Blount County Jail key objectives for future jail facilities
 - ☐ Base master plan on five year increments
- ☐ Master plan to indicate the following components:
 - ☐ Renovation and reuse of portions of existing facility for new purposes
 - ☐ New construction for additional facility spaces
 - ☐ Site modifications for public and staff parking
- ☐ Summarize operational advantages of each master plan option, and list projected cost impacts for site development, renovation and new construction
- ☐ Coordinate with Jail/Sheriff's Offices Leadership and Justice Committee to select a master plan option to be developed into a more detailed conceptual floor plan.

7. Develop Proposed Space Program

- a. The Space Program will describe the numbers, quantities, and characteristics of all renovated and new spaces within each component, and it will define the spatial relationships among the spaces within each component and among the components. It will build from information obtained in the inmate profile, the bed need projections, the facility evaluation, and the master plan, all of which will help determine space requirements.
- b. Programming steps will include the following:
 - ☐ Review the inmate profile, bed need projections, facility evaluation, and selected master plan.
 - ☐ Coordinate with Blount County representative to help form a Programming Committee, consisting of representatives from the Sheriff's Office and Jail (including staff that work in all components).
 - ☐ Up to three tours of other jails with the Programming Committee, and record the operational and design characteristics that the Committee liked and believed would be appropriate for Blount County, and what they did not like.
 - ☐ Conduct two series of meetings with the Programming Committee. Each meeting will focus on the operational and physical requirements of each component. The components of these two series of meetings will include: Lobby; Administration; Staff Support; High, Medium, Low Security Housing; Segregation; Special Needs Housing; Mental and Physical Health Services; Inmate Programs (including Recreation, Visiting, Education, Religious Services, and Counseling); Food Services; Laundry; Warehouse; and Maintenance.
 - ☐ Review PREA, ACA and Tennessee Corrections Institute (TCI) requirements.
 - ☐ Develop the draft operational program for each component.
 - ☐ Develop the draft space (or architectural) program for each component. Include: space list with quantities and sizes; adjacency requirements; special requirements.
 - ☐ Review the draft operational and physical programs with the Programming Committee; make refinements as needed.
 - ☐ Review the revised operational and space program with the Jail/Sheriff's Office Leadership and Justice Committee. Make more refinements as needed.
 - ☐ Based upon space program square footage project construction cost
 - ☐ Produce the final program document for Blount County approval of scope and projected construction cost.

8. Develop Conceptual Floor Plan with Master Plan Phases

- a. Based upon selected master plan option and approved space and operational programs, a conceptual floor plan will be developed to visually illustrate the four phases of the 20 year master plan showing proposed space locations, sizes, and adjacencies.
- b. This will allow the following to be reviewed and confirmed with Jail/Sheriff's office leadership:
 - ☐ Space(s) adjacencies allow for safe and efficient staff utilization. Optimize staff effectiveness.
 - ☐ Space(s) adjacencies minimize inmate and public circulation and need for staff escort.
 - ☐ Space(s) adjacencies allow easy and safe access to required support spaces, and optional program areas for inmates.
 - ☐ Corridor layouts are efficient and minimize length of travel for staff. Blind spots are limited.
 - ☐ Corridors provide for simple and safe access in emergency situations and if required for evacuation

Init.

- ☐ Confirmation made that types of spaces, size of spaces, and number of spaces identified in space program match actual operational needs and expectations.
 - ☐ Conceptual floor plan to be revised per Jail/Sheriff's Office leadership and Justice Committee comments
 - ☐ Produce the final conceptual floor plan for Blount County approval of scope for 20 year master plan.
 - ☐ Based upon square footage of renovation and new construction for conceptual floor plan for phase one of master plan project construction cost.
9. Develop Schematic Design for Phase One of the Master Plan along with the Staffing plan
- a. Schematic design documents will be developed to include the following:
 - ☐ Site plan indicating building additions and any modifications to parking and vehicular circulation
 - ☐ Floor plans for phase 1 from approved conceptual floor plan will be further developed to indicate building components such as door and window locations, control stations locations, and toilet room layouts
 - ☐ Preliminary exterior elevations will be developed
 - ☐ Preliminary wall sections will be developed
 - ☐ Civil site, architectural and interior design, structural, mechanical, plumbing, fire protection, electrical, and IT/communication narratives will be developed to describe the scope of this project.
 - ☐ A schematic probable construction cost will be provided for Blount County approval.
 - ☐ Schematic documents to be provided to Blount County for their approval.
 - ☐ Coordinate with Jail/Sheriff's Office Leadership to develop initial staffing plan.
10. Develop Design Development Documents
- a. Design development documents will be developed based upon Blount County approved schematic documents. These documents will begin to detail the materials and engineering systems described in schematic narratives. Documents will include the following:
 - ☐ Site civil grading and utilities plans
 - ☐ Architectural floor plans with preliminary dimensions, casework and equipment locations
 - ☐ Building exterior elevation with material call-outs
 - ☐ Building and wall sections
 - ☐ Reflected ceiling plans
 - ☐ Finish plans
 - ☐ Structural plans
 - ☐ Mechanical (HVAC) systems conceptual layouts
 - ☐ Plumbing and fire protection systems conceptual layouts
 - ☐ Electrical lighting and power conceptual layouts
 - ☐ Phone/data communication conceptual layouts
 - ☐ Security electronics conceptual layouts
 - ☐ Kitchen and laundry conceptual layouts
 - ☐ A design development construction probable cost estimate to be provided for Blount County approval
 - ☐ Design development documents to be provided to Blount County for their approval.
11. Develop Construction Documents
- a. Final construction documents will be developed based upon Blount County approved design development documents. These documents will be completed to sufficient detail to allow bidding of the scope of work for this project. documents to include:
 - ☐ Civil drawings and specs to describe site work and utilities upgrades
 - ☐ Full set of architectural drawings and specs
 - ☐ Full set of structural drawings and specs
 - ☐ Full set of mechanical (HVAC) drawings and specs
 - ☐ Full set of fire protection drawings and specs
 - ☐ Full set of plumbing drawings and specs
 - ☐ Full set of electrical power and lighting drawing and specs
 - ☐ Full set of phone/data communication drawings and specs
 - ☐ Full set of security electronics drawings and specs

- ☐ Full set of kitchen and laundry drawings and specs

12. Assist with Bidding of Project

See Section 3.5 Bidding or Negotiation Phase Services for description of activities during this phase of project.

13. Construction Administration

See Section 3.6 Construction Phase Services for description of activities during this phase of project.

14. Project Close Out

See Section 3.6.6 Project Completion for description of services during this phase of project.

15. Develop Transition Plan (Optional)

If desired by Blount County, Mark Goldman Associates, TreanorHL Architects, and Michael Brady Inc. team members will work with representatives from Blount County Sheriff's Office and Jail Leadership in developing job descriptions, developing a hiring plan, developing a training schedule, and assist with selecting and ordering FF&E (furniture, equipment, fixtures), and creating a workable plan for continuous operations of all functions during renovation and expansion, without jeopardizing safety and security. (This is an optional service that Blount County may desire to handle themselves, or have MBI Team do as an Additional Service).

§ 1.1.2 Project Scope and Budget

Blount County has not set a specific scope or budget for this project. The initial project cost will be determined based per the agreed upon scope established by approved Master Plan, approved Space Program, and approved Conceptual Floor Plan for phase one of the Master Plan. The project scope and budget (projected construction and total project costs) must be approved by Blount County before project design can continue into Schematic Design Phase.

§ 1.1.3 Project Design Team

- a. The authorized representative for Michael Brady Inc. (MBI) team is Jay Henderlight
- b. The detention planning and design team are:
 - ☐ Sharon Schmitz – TreanorHL Architects
 - ☐ John Eisenlau – Treanor HL Architects
 - ☐ Mark Goldman – Mark Goldman and Associates
- c. Development planner will be Rick Russell of Brown, Pearman, Russell
- d. Civil engineering will be provided by Chris Soro at C2RL Engineers
- e. Structural, mechanical, plumbing, fire protection, electrical, fire alarm, and data/communication design will be provided by Michael Brady Inc. (MBI)
- f. Electronic security systems design will be provided by Latta Tech Advanced Security Engineering
- g. Food service and laundry design will be provided by Danley Culinary Design

§ 1.1.4 Blount County Representatives

Prior to beginning the project kick-off, Blount County Government shall inform Michael Brady Inc. of the authorized individuals and committees to be part of developing jail design scope and budget, and appoint an individual that will coordinate with design team to set meeting dates, times, and locations, and assure the correct authorized Blount County representatives attend these meetings.

§ 1.1.5 For Detention Planning Services as described in paragraphs 1.1.1.1, 1.1.1.2, 1.1.1.3, 1.1.1.4, 1.1.1.5, 1.1.1.6, 1.1.1.7, and 1.1.1.8 the compensation for each service will be a Lump Sum fee including travel expenses for amounts as shown below:

- | | |
|--|----------|
| a. Kick Off Project: mission statement, project kick-off meeting, setup committees, refine schedule, verify data from previous assessments (80 Total Hours) | \$10,000 |
| b. Study and update inmate profile (200 Total Hours) | \$24,000 |
| c. Examine and develop recommendations for expansion of alternatives/options for pre-trial and sentenced offenders and other changes to help control bed needs (200 Total Hours) | \$24,500 |

Init.

- d. Determined bed needs by inmate category with and without proposed changes to alternatives for pre-trial and sentenced offenders and other justice system changes (140 Total Hours) \$17,500
- e. Comprehensively evaluate the existing building and site, and develop a facility assessment report of existing conditions (240 Total Hours) \$31,500
- f. Develop master plan options for existing building renovations and expansion (180 Total Hours) \$23,000
- g. Develop proposed space program (300 Total Hours) \$43,000
- h. Develop conceptual floor plan with master plan phases (100 Total Hours) \$14,500

§ 1.1.5.1 For the Basic Design Services as described in paragraphs 1.1.1.9 Develop Schematic Design through 1.1.1.14 Project Close Out, the compensation for design and construction phase services will be based upon percentage of construction cost as calculated utilizing the State of Tennessee A/E Design Fee Formula. This fee formula allows for the design fee to be adjusted to match size and complexity of project scope.

- a. For new construction of normal complexity, the TN State fee formula is as follows:
 $35/(\text{LOG}(\text{construction cost}) - 1.15) = \text{A/E Fee \%}$
- b. For Group 2 (moderately higher complexity) projects such as Detention/Correction facilities or food preparation and service areas (kitchens) there is a multiplication factor to be applied to A/E fee % of 1.20 for new construction and 1.40 for renovation projects. This factor is applied to fee calculations for these projects because of specialized character of the design for these facilities containing large amounts of complex equipment and systems.
- c. The projected fee percentage will be determined at end of conceptual floor plan phase based upon estimated construction cost. The final fee percentage will be adjusted after bidding phase based upon accepted construction bid by Blount County.

§ 1.2 The Owner's anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:

- .1 Commencement of construction date:

To Be Determined

- .2 Substantial Completion date:

To Be Determined

§ 1.3 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services as set forth in this Agreement.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

Init.

§ 2.5 The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost:
(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

See Exhibit A

.2 Automobile Liability

See Exhibit A

.3 Workers' Compensation

See Exhibit A

.4 Professional Liability

See Exhibit A

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in Article 3 and include usual and customary civil, structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Additional Services.

See Article 4 for services that are typically Additional Services that are being included as Basic Services for this project such as: Building Information Modeling, landscape design, architectural interior design, electronic security engineering, telecommunications/data design, food service design, laundry design, and coordination of Owner's consultants. Services not set forth in this Article 3 as Basic Services are shown as Additional Services in Article 4.

§ 3.1.1 The Architect shall manage the Architect's services, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution made without the Architect's approval.

§ 3.1.5 The Architect shall, at appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

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§ 3.2 SCHEMATIC DESIGN PHASE SERVICES

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and the proposed procurement or delivery method and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project, including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project's requirements agreed upon with the Owner, the Architect shall prepare and present for the Owner's approval a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital modeling. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider environmentally responsible design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain other environmentally responsible design services under Article 4.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule and budget for the Cost of the Work.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

§ 3.3 DESIGN DEVELOPMENT PHASE SERVICES

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, civil, structural, mechanical, plumbing and electrical systems, and such other elements as may be appropriate.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work.

§ 3.3.3 The Architect shall submit the Design Development documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

§ 3.4 CONSTRUCTION DOCUMENTS PHASE SERVICES

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare

Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) bidding and procurement information that describes the time, place and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.5 BIDDING OR NEGOTIATION PHASE SERVICES

§ 3.5.1 GENERAL

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction. (This agreement has been edited with the understanding that Blount County Government desires to select general contractor by competitive bidding).

§ 3.5.2 COMPETITIVE BIDDING

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by

- .1 procuring the reproduction of Bidding Documents for distribution to prospective bidders;
- .2 distributing the Bidding Documents to prospective bidders, requesting their return upon completion of the bidding process, and maintaining a log of distribution and retrieval and of the amounts of deposits, if any, received from and returned to prospective bidders;
- .3 organizing and conducting a pre-bid conference for prospective bidders;
- .4 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda; and
- .5 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 The Architect shall consider requests for substitutions, if the Bidding Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective bidders.

(Paragraphs deleted)

§ 3.6 CONSTRUCTION PHASE SERVICES

§ 3.6.1 GENERAL

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2007, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2007, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.3, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 EVALUATIONS OF THE WORK

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201-2007, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 CERTIFICATES FOR PAYMENT TO CONTRACTOR

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 SUBMITTALS

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review.

§ 3.6.4.2 In accordance with the Architect-approved submittal schedule, the Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional's seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to the provisions of Section 4.3, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 CHANGES IN THE WORK

§ 3.6.5.1 The Architect may authorize minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to the provisions of Section 4.3, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 PROJECT COMPLETION

§ 3.6.6.1 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; receive from the Contractor and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract

Documents and assembled by the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 ADDITIONAL SERVICES

§ 4.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Additional Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2.

(Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)

Additional Services	Responsibility (Architect, Owner or Not Provided)	Location of Service Description (Section 4.2 below or in an exhibit attached to this document and identified below)
§ 4.1.1 Programming	Architect	See 1.1.1.7
§ 4.1.2 Multiple preliminary designs (Master Plan)	Architect	See 1.1.1.6
§ 4.1.3 Measured drawings	Not Provided	
§ 4.1.4 Existing facilities surveys	Architect	See 1.1.1.5
§ 4.1.5 Site Evaluation and Planning (B203™–2007)	Not Provided	
§ 4.1.6 Building information modeling	Architect	Basic Services
<i>(Row deleted)</i>		
§ 4.1.7 Civil engineering	Architect	Basic Services
§ 4.1.8 Landscape design	Architect	Basic Services
§ 4.1.9 Architectural Interior Design (B252™–2007)	Architect	Basic Services
§ 4.1.10 Value Analysis (B204™–2007)	Not Provided	
§ 4.1.11 Detailed cost estimating	Not Provided	
§ 4.1.12 On-site project representation	Not Provided	
§ 4.1.13 Conformed construction documents	Not Provided	
§ 4.1.14 As-Designed Record drawings	Architect	Basic Services
§ 4.1.15 As-Constructed Record drawings	Architect	Add Service If Owner Requested
§ 4.1.16 Post occupancy evaluation	Architect	Add Service If Owner Requested
§ 4.1.17 Facility Support Services (B210™–2007)	Not Provided	
§ 4.1.18 Tenant-related services	Not Provided	
§ 4.1.19 Coordination of Owner's consultants	Architect	Basic Service
§ 4.1.20 Telecommunications/data design	Architect	Basic Service
§ 4.1.21 Electronic Security Engineering	Architect	Basic Service
<i>(Row deleted)</i>		
§ 4.1.22 Commissioning (B211™–2007)	Not Provided	

Init.

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§ 4.1.23	Extensive environmentally responsible design	Not Provided	
§ 4.1.24	LEED® Certification (B214™–2007)	Not Provided	
§ 4.1.25	Fast-track design services	Not Provided	
§ 4.1.26	Historic Preservation (B205™–2007)	Not Provided	
§ 4.1.27	Furniture, Furnishings, and Equipment Design (B253™–2007)	Architect	Add Service If Owner Requested
§ 4.1.28	Food Service and Laundry Design	Architect	Basic Service
§ 4.1.29	Site Survey and Topo	Architect	Add Service If Owner Requested
§ 4.1.30	Transitional Planning	Architect	Add Service If Owner Requested

§ 4.2 Insert a description of each Additional Service designated in Section 4.1 as the Architect's responsibility, if not further described in an exhibit attached to this document.

§ 4.2.1 As-Constructed Record Drawings: If requested by the Owner's representative, MBI will incorporate general contractor's field marked As-Constructed Drawings into electronic AS-Designed Record drawings. This service will be provided based upon architect's and engineer's hourly rates for time spent incorporating As-Constructed information.

§ 4.2.2 Post Occupancy Evaluation: If requested by the Owner's representative, MBI will coordinate with Blount County to provide a Post Occupancy Review after approximately 10 to 12 months of use to verify that new jail facilities are operating as designed and to provide directions for needed warranty repairs or suggestions for operational modifications. This service will be provided based upon architect's hourly rates for time spent providing this service.

§ 4.2.3 Non-Detention Furniture Specification: If requested by the Owner's representative, MBI will coordinate with Blount County to specify non-detention furniture and prepare orders for purchase by Blount County. This service will be provided based upon interior designer's hourly rates for time spent preparing furniture specifications and furniture orders.

§ 4.2.4 Transitional Planning: If requested by the Owner's representative, MBI, Mark Goldman Associates, and TreanorHL Architects will assist Blount County Jail Transition Team to plan logistics of the move into the new jail facility. This service could include assistance in developing documentation for operation such as operational philosophy statement, policy statements, scenarios, policy and procedure forms. This service will be provided based upon architect's hourly rates for time spent providing this service. See paragraph 1.1.1.14 for further description of this service.

§ 4.2.5 Site Boundary and Topographic Survey: MBI will have site boundary and topographic survey prepared by licensed surveyor. This survey will be provided at cost of service from surveyor plus 10% (1.10) for coordination of this service between surveyor and Blount County.

§ 4.3 Additional Services may be provided after execution of this Agreement, without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.3 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.3.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the Owner's request for extensive environmentally responsible design alternatives, such as unique system designs, in-depth material research, energy modeling, or LEED® certification;
- .3 Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations;

- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;

(Paragraph deleted)

- .6 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

(Paragraph deleted)

- .7 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .8 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.3.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Architect, and the Owner shall have no further obligation to compensate the Architect for those services:

- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule agreed to by the Architect;
- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker;
- .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom; or
- .6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion identified in Initial Information, whichever is earlier.

§ 4.3.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor
- .2 Seventy-Five (75) visits to the site by the Architect, Engineers, and Consultants over the duration of the Project during construction
- .3 One (1) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 One (1) inspections for any portion of the Work to determine final completion

§ 4.3.4 If the services covered by this Agreement have not been completed within Thirty-Six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 5.2 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the

Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.4.1 MBI will assist Blount County in developing information to be used to obtain proposals for site survey services.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.5.1 MBI will assist Blount County in developing information to be used to obtain proposals for services from geotechnical engineers.

§ 5.6 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 5.7 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as site civil, structural, and mechanical, special inspections, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.8 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.9 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.10 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect's consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect of any direct communications that may affect the Architect's services.

§ 5.11 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.12 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.13 The Owner shall provide Architect with existing site and building drawings in digital format. If only hard paper copies of drawings are available, then Owner is responsible for cost of scanning of these drawings into digital PDF format.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the program and scope of the Project; and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget for the Cost of the Work. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requests detailed cost estimating services, the Architect shall provide such services as an Additional Service under Article 4.

§ 6.4 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, through no fault of the Architect, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. The Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of

Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 GENERAL

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2007, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.1.4 If a required item or component of the project is found to be missing from the construction documents, then MBI will modify the construction documents to include this item or component at no cost. MBI will only be responsible for any additional cost incurred because of out of sequence construction work to install these items or components.

§ 8.2 MEDIATION

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

☐ Arbitration pursuant to Section 8.3 of this Agreement

☒ Litigation in a court of competent jurisdiction

☐ Other (Specify)

(Paragraphs deleted)

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 9.7.

§ 9.7 Termination Expenses are in addition to compensation for the Architect's services and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect.

§ 9.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 11.9.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 10.8 If the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3 and in paragraphs 1.1.1.1 through 1.1.1.14, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

§ 11.1.1 For Detention Planning Services as described in paragraphs 1.1.1.1, 1.1.1.2, 1.1.1.3, 1.1.1.4, 1.1.1.5, 1.1.1.6, 1.1.1.7, and 1.1.1.8 the compensation for each service will be a Lump Sum fee amount as shown below:

- | | |
|---|----------|
| 1. Kick Off Project: mission statement, kick-off project meeting, setup committees, refine schedule, verify data from previous assessments | \$10,000 |
| 2. Study and update inmate profile | \$24,000 |
| 3. Examine and develop recommendations for expansion of alternatives/options for pre-trial and sentenced offenders and other justice system changes to help control bed needs | \$24,500 |
| 4. Determined bed needs by inmate category with and without proposed changes to alternatives for pre-trial and sentenced offenders and other justice system changes | \$17,500 |
| 5. Comprehensively evaluate the existing building and site and develop a facility assessment report of existing conditions | \$31,500 |
| 6. Develop master plan options for existing building renovations and expansion | \$23,000 |
| 7. Develop proposed space program | \$43,000 |
| 8. Develop conceptual floor plan with master plan phases | \$14,500 |

§ 11.1.2 For the Basic Design Services as described in paragraphs 1.1.1.9 Develop Schematic Design through 1.1.1.14 Project Close Out, the compensation for design and construction phase services will be based upon percentage of construction cost as calculated utilizing the State of Tennessee A/E Design Fee Formula. This fee formula allows for the design fee to be adjusted to match size and complexity of project scope.

For new construction of normal complexity, the TN State fee formula is as follows:

$$35/(\text{LOG}(\text{construction cost}) - 1.15) = \text{A/E Fee \%}$$

For Group 2 (moderately higher complexity) projects such as Detention/Correction facilities or food preparation and service areas (kitchens) there is a multiplication factor to be applied to A/E fee % of 1.20 for new construction and 1.40 for renovation projects. This factor is applied to fee calculations for these projects because of specialized character of the design for these facilities containing large amounts of complex equipment and systems.

The projected fee percentage will be determined at end of conceptual floor plan phase based upon estimated construction cost. The final fee percentage will be adjusted after bidding phase based upon accepted construction bid by Blount County.

§ 11.2 For Additional Services designated in Section 4.1, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Hourly rates shown in paragraph 11.7 or lump sum amount as negotiated and approved by Owner and Architect.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

Hourly rates shown in paragraph 11.7, or lump sum amount as negotiated and approved by Owner and Architect.

§ 11.4 Compensation for Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus Ten percent (10 %), or as otherwise stated below:

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Schematic Design Phase	Twenty	percent (	20	%)
Design Development Phase	Twenty-Five	percent (	25	%)
Construction Documents Phase	Thirty-Two	percent (	32	%)
Bidding or Negotiation Phase	Three	percent (	3	%)
Construction Phase	Twenty	percent (	20	%)
Total Basic Compensation	One Hundred	percent (	100	%)

§ 11.6 When compensation is based on a percentage of the Cost of the Work and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 11.5 based on (1) the lowest bona fide bid or negotiated proposal, or (2) if no such bid or proposal is received, the most recent estimate of the Cost of the Work for such portions of the Project. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate
Administrative Assistant / Accounting	\$ 65.00
CAD Technician	\$ 90.00
CAD Technician Designer	\$ 105.00
Architect / Engineer – Intern	\$ 110.00
Architect / Engineer – Registered	\$ 135.00
Architect / Engineer – Registered II	\$ 150.00
Interior Designer	\$ 125.00
Project Manager	\$ 125.00
Principal / Surveyor	\$ 165.00
Senior Principal	\$ 185.00

§ 11.8 COMPENSATION FOR REIMBURSABLE EXPENSES

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence for other than Blount County, TN
- .2 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .3 Printing, reproductions, plots, standard form documents;
- .4 Postage, handling and delivery;
- .5 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .6 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- .7 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;

Init.

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User Notes:

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- .8 All taxes levied on professional services and on reimbursable expenses;
(Paragraph deleted)
.9 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Ten percent (10 %) of the expenses incurred.

§ 11.9 COMPENSATION FOR USE OF ARCHITECT'S INSTRUMENTS OF SERVICE

If the Owner terminates the Architect for its convenience under Section 9.5, or the Architect terminates this Agreement under Section 9.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of completing, using and maintaining the Project as follows:

To be negotiated at time of Owner Termination of Architect

§ 11.10 PAYMENTS TO THE ARCHITECT

§ 11.10.1 An initial payment of zero dollars (\$ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid forty-five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

0.5 % Monthly; 6 % APR

§ 11.10.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.4 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

§ 12.1 **Limitation of Liability.** In order for the Client to receive the benefits of a fee which includes a lesser allowance for risk funding, the Client agrees to limit MBI's liability for any cause or combination of causes arising from MBI's or MBI's Consultants' professional acts, errors or omissions, such that the total aggregate liability of MBI shall not exceed \$1,000,000. The Client further agrees that no shareholder, officer, director, partner, principal or employee of MBI shall be personally liable under any provisions of this agreement for any causes of action arising out of or related to the professional services provided in connection with the Project. The limitations of liabilities contained herein will survive the termination of this agreement.

§ 12.2 **Accessibility:** The Client acknowledges that the requirements of the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and other federal, state and local accessibility laws, rules, codes, ordinances and regulations will be subject to various and possibly contradictory interpretations. MBI, therefore, will use its reasonable professional efforts and judgment to interpret applicable accessibility requirements in effect as of the date of the execution of this Agreement to the extent those statutes apply to the Project. MBI, however, cannot and does not warrant or guarantee that the Client's Project will comply with all possible interpretations of the accessibility requirements and/or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the Project, and MBI shall, accordingly, not have any liability to the Client in connection with same.

Code Compliance: MBI shall put forth reasonable professional efforts to comply with applicable laws, codes and regulations in effect as of the date of the execution of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after this date shall entitle MBI to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.

§ 12.3 Betterment: If, due to MBI's omission, a required item or component of the Project is omitted from MBI's construction documents, MBI shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will MBI be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B101™-2007, Standard Form Agreement Between Owner and Architect
- .2 AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed, or the following:
- .3 Other documents:
(List other documents, if any, including Exhibit A, Initial Information, and additional scopes of service, if any, forming part of the Agreement.)

Exhibit A Blount County Purchasing Department Insurance Checklist

This Agreement entered into as of the day and year first written above.

OWNER: Blount County Government

ARCHITECT: Michael Brady Inc.

(Row deleted)

(Signature)

(Printed name and title)

(Date)

(Signature)

Jay Henderlight, Principal

(Printed name and title)

(Date)

(Signature)

M. Edward Jett, CEO

(Printed name and title)

(Date)

Init.

Additions and Deletions Report for AIA® Document B101™ – 2007

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:08:09 on 05/24/2017.

PAGE 1

AGREEMENT made as of the Seventeenth day of May in the year Two Thousand Seventeen

...

Blount County Government
Attn: Blount County Purchasing (Katie Branham Kerr)
385 Court Street, Room 319
Maryville, TN 37804

...

Michael Brady Inc.
299 N. Weisgarber Road
Knoxville, TN 37919

...

(Name, location and detailed description)

Blount County Jail Project
920 East Lamar Alexander Parkway
Maryville, TN 37804

MBI Comm. No.: 1600.283

PAGE 2

§ 1.1 This Agreement is based on the Initial Information set forth in this Article ~~1~~ and in optional Exhibit A, Initial Information-1;

(Complete Exhibit A, Initial Information, and incorporate it into the Agreement at Section 13.2, or state below Initial Information such as details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, authorized representatives, anticipated procurement method, and other information relevant to the Project.)

§ 1.1.1 Blount County Government desires for Correctional Planning and Architectural/ Engineering Design Services to be provided to improve and enhance the current Blount County Jail to resolve inmate overcrowding and other operational issues such as minimal classification categories, insufficient food service and laundry equipment, insufficient storage space, insufficient inmate programming areas, lack of special needs and medical housing, more efficient visitation system, and other issues that have resulted in the jail having to operate under a plan of action with Tennessee Corrections Institute. See outline below of proposed Correctional Planning and Architectural/ Engineering Design Services.

1. Kick off Project: Mission Statement, Project Kick-off Meeting, Setup Committees, Refine Schedule, Verify Data from Previous Assessments
 - a. Kick off project by organizing committees and identifying other project participants, verifying decision-making process, developing the Mission Statement, and refining the project schedule.
 - b. Study relevant existing documents pertaining to:
 - ☐ The Jail – population profiles, crowding, staffing, conditions, incidents, PREA
 - ☐ The Blount County justice system
 - ☐ Current non-custody alternatives for pre-trial and sentenced offenders
 - ☐ Jail plans (as-built)
 - ☐ Site plans
 - ☐ County growth (historical and projected)
 - ☐ Review studies and analysis prepared by The University of Tennessee County Technical Assistance Service (CTAS) and meet with Jim Hart to debrief per key issues.
2. Study and Update Inmate Profile
 - a. Profiling the inmate population is important for three reasons. 1.) to help determine the number of beds for each category of inmate (such as females in high security, males in Work Release); 2.) to help determine what programs are needed to help reduce recidivism (such as mental health and substance abuse programs); 3.) to help determine what additional and expanded types of alternatives to incarceration are needed and for how many people.
 - b. The inmate profile will be developed as follows:
 - ☐ Review prior inmate profiles
 - ☐ Provide the Jail/Sheriff's Office with a request for current and historical data on: age, gender, pre-trial/county sentenced/other, offense category, offense history, behavior in jail, physical and mental health, substance abuse
 - ☐ Analyze profile data (see the next two tasks for its applications)
 - ☐ Discuss profile with Blount County committee
 - ☐ Write inmate profile report
 - ☐ Review inmate profile report with Jail/Sheriff's Office
3. Examine & Develop Recommendations for Expansion of Alternatives/Options for Pre-Trial and Sentenced Offenders & Other Justice System Changes to Help Control Bed Needs
 - a. The following steps will be taken:
 - ☐ With the Blount County Justice Committee, discuss views and goals regarding non-custody alternatives to incarceration for pre-trial and sentenced offenders, and other means to help control bed needs.
 - ☐ Via phone calls, meetings, observations and survey forms, collect information on existing alternatives to incarceration in Blount County. The existing alternatives consist of:
 - ☐ Pre-Trial Release
 - ☐ Electronic Monitoring
 - ☐ Drug / Recovery Court
 - ☐ Probation
 - ☐ Batterers Intervention Program
 - ☐ Community Service
 - ☐ Information to obtain will include:
 - ☐ Program description
 - ☐ Admission criteria and process
 - ☐ Number of participants
 - ☐ Staffing
 - ☐ Costs and funding
 - ☐ Measures of success, success rate
 - ☐ Review recent studies on effective non-custody alternatives and other means to control bed needs.
 - ☐ Review the population profile, finding additional categories of inmates who might be better served by non-custody alternatives without posing a risk of harming others or leaving the area. Determine what types of existing and new alternatives are likely to be appropriate for them.

- ☐ With the Justice Committee and representatives from local social service agencies and local non-profit program providers, discuss possible changes/expansions to existing non-custody alternatives and other alternatives and justice system changes to consider. Present information on "evidence-based programs." Possible additional programs and justice system changes that could help control bed needs, construction costs, and operational costs include:
 - ☐ Population Expediter (to help match with alternatives, to evaluate inmates for step-down/transition, to expedite court proceedings).
 - ☐ Day Reporting.
 - ☐ Expansion of Drug / Recovery Court to include Mental Health Court/Wellness Court, and/or Veterans Court.
 - ☐ Expansion of Pre-Trial Release.
 - ☐ Expansion of sanctions for Probation violators (besides incarceration).
 - ☐ Mental Health Diversion (to lower cost staff secure facility and/or day reporting).
 - ☐ Develop a plan for expanding alternatives and other means to control bed needs, with target populations, staffing implications, and costs and benefits. Present to the project committee.
 - ☐ Produce a report for review. Once comments are received and discussed, revise one (1) time and finalize the report.
4. Determine Bed Needs by Inmate Category with and without Proposed Changes to Alternatives for Pre-trial and Sentenced Offenders & Other Justice System Changes
- ☐ Gather and analyze historical data that helps predict future bed needs:
 - ☐ Average Daily Population (ADP) for the last 10 years by category.
 - ☐ Length of Stay by category.
 - ☐ Arrests by type of offense.
 - ☐ Crime rates.
 - ☐ Numbers of participants in non-custody alternatives (from task 3).
 - ☐ Changes in the demographics of Blount County – and projected future numbers of the general population.
 - ☐ With the Jail/Sheriff's Office Leadership and Justice Committee discuss the analyzed data and trends. Get input from Jim Hart at CTAS per current trends in TN.
 - ☐ Estimate bed needs in 5 year increments for the next 20 years -- based on historical data and trends without taking into consideration alternatives and other elements of the justice system.
 - ☐ Develop a second set of projections that address the impact of recommended changes to alternatives and other elements of the justice system on bed needs in total and by category.
 - ☐ Discuss both sets of projected bed needs with the Jail/Sheriff's Office Leadership and Justice Committee.
 - ☐ Write Bed Needs Report (once draft is reviewed, revise per comments)
5. Evaluate the Existing Building and Site, and Develop a Facility Assessment Report of Existing Conditions
- a. Evaluate the Following:
- ☐ Capability and appropriateness of components and spaces to support current and future functions and numbers.
 - ☐ Suitability of housing units for each inmate category – as is and with possible changes.
 - ☐ Staffing concerns, effectiveness (including response time), and efficiencies.
 - ☐ PREA (Prison Rape Elimination Act).
 - ☐ American Correctional Association and Tennessee jail standards.
 - ☐ Safety and security issues from an operations perspective.
 - ☐ Feasibility of existing building to provide rehabilitative programs -- as is and with changes.
 - ☐ Architectural review of existing conditions to identify Life Safety issues such as inadequate exit circulation, fire barriers, smoke evacuation systems, fire alarms, exit signage, and review of most recent inspection reports from State Fire Marshal Office and TCI.
 - ☐ Visual review of existing roof and roof flashing conditions.
 - ☐ Visual review of existing exterior walls and glazing conditions
 - ☐ Structural review for any visible settlement or cracking of existing floors and walls
 - ☐ Coordinate with jail maintenance representative to get information per conditions of existing doors and locking system.

- ☐ Coordinate with jail maintenance representative to get information per condition of existing security electronic systems including cameras, intercom and access control systems
 - ☐ Mechanical review of existing HVAC systems, automatic sprinkler and plumbing systems. Coordinate with jail maintenance representative to get maintenance records.
 - ☐ Electrical review of existing normal and emergency power systems, fire and smoke alarm systems, and low voltage communication systems including both IT and phone systems. Coordinate with jail maintenance representative to get maintenance records.
 - ☐ Visual appraisal of existing site conditions including paving for parking and roads, concrete sidewalks, and site lighting
 - ☐ Write existing building and site evaluation report
6. Develop Master Plan Options for Existing Building Renovations & Expansion (considering staffing & other operational implications, initial and on-going costs, and other factors)
- ☐ Develop 20 year jail facilities master plan
 - ☐ Based on previous steps 1-5 prioritize Blount County Jail key objectives for future jail facilities
 - ☐ Base master plan on five year increments
 - ☐ Master plan to indicate the following components:
 - ☐ Renovation and reuse of portions of existing facility for new purposes
 - ☐ New construction for additional facility spaces
 - ☐ Site modifications for public and staff parking
 - ☐ Summarize operational advantages of each master plan option, and list projected cost impacts for site development, renovation and new construction
 - ☐ Coordinate with Jail/Sheriff's Offices Leadership and Justice Committee to select a master plan option to be developed into a more detailed conceptual floor plan.
7. Develop Proposed Space Program
- a. The Space Program will describe the numbers, quantities, and characteristics of all renovated and new spaces within each component, and it will define the spatial relationships among the spaces within each component and among the components. It will build from information obtained in the inmate profile, the bed need projections, the facility evaluation, and the master plan, all of which will help determine space requirements.
 - b. Programming steps will include the following:
 - ☐ Review the inmate profile, bed need projections, facility evaluation, and selected master plan.
 - ☐ Coordinate with Blount County representative to help form a Programming Committee, consisting of representatives from the Sheriff's Office and Jail (including staff that work in all components).
 - ☐ Up to three tours of other jails with the Programming Committee, and record the operational and design characteristics that the Committee liked and believed would be appropriate for Blount County, and what they did not like.
 - ☐ Conduct two series of meetings with the Programming Committee. Each meeting will focus on the operational and physical requirements of each component. The components of these two series of meetings will include: Lobby; Administration; Staff Support; High, Medium, Low Security Housing; Segregation; Special Needs Housing; Mental and Physical Health Services; Inmate Programs (including Recreation, Visiting, Education, Religious Services, and Counseling); Food Services; Laundry; Warehouse; and Maintenance.
 - ☐ Review PREA, ACA and Tennessee Corrections Institute (TCI) requirements.
 - ☐ Develop the draft operational program for each component.
 - ☐ Develop the draft space (or architectural) program for each component. Include: space list with quantities and sizes; adjacency requirements; special requirements.
 - ☐ Review the draft operational and physical programs with the Programming Committee; make refinements as needed.
 - ☐ Review the revised operational and space program with the Jail/Sheriff's Office Leadership and Justice Committee. Make more refinements as needed.
 - ☐ Based upon space program square footage project construction cost
 - ☐ Produce the final program document for Blount County approval of scope and projected construction cost.

8. Develop Conceptual Floor Plan with Master Plan Phases

- a. Based upon selected master plan option and approved space and operational programs, a conceptual floor plan will be developed to visually illustrate the four phases of the 20 year master plan showing proposed space locations, sizes, and adjacencies.
- b. This will allow the following to be reviewed and confirmed with Jail/Sheriff's office leadership:
 - ☐ Space(s) adjacencies allow for safe and efficient staff utilization. Optimize staff effectiveness.
 - ☐ Space(s) adjacencies minimize inmate and public circulation and need for staff escort.
 - ☐ Space(s) adjacencies allow easy and safe access to required support spaces, and optional program areas for inmates.
 - ☐ Corridor layouts are efficient and minimize length of travel for staff. Blind spots are limited.
 - ☐ Corridors provide for simple and safe access in emergency situations and if required for evacuation
 - ☐ Confirmation made that types of spaces, size of spaces, and number of spaces identified in space program match actual operational needs and expectations.
 - ☐ Conceptual floor plan to be revised per Jail/Sheriff's Office leadership and Justice Committee comments
 - ☐ Produce the final conceptual floor plan for Blount County approval of scope for 20 year master plan.
 - ☐ Based upon square footage of renovation and new construction for conceptual floor plan for phase one of master plan project construction cost.

9. Develop Schematic Design for Phase One of the Master Plan along with the Staffing plan

- a. Schematic design documents will be developed to include the following:
 - ☐ Site plan indicating building additions and any modifications to parking and vehicular circulation
 - ☐ Floor plans for phase 1 from approved conceptual floor plan will be further developed to indicate building components such as door and window locations, control stations locations, and toilet room layouts
 - ☐ Preliminary exterior elevations will be developed
 - ☐ Preliminary wall sections will be developed
 - ☐ Civil site, architectural and interior design, structural, mechanical, plumbing, fire protection, electrical, and IT/communication narratives will be developed to describe the scope of this project.
 - ☐ A schematic probable construction cost will be provided for Blount County approval.
 - ☐ Schematic documents to be provided to Blount County for their approval.
 - ☐ Coordinate with Jail/Sheriff's Office Leadership to develop initial staffing plan.

10. Develop Design Development Documents

- a. Design development documents will be developed based upon Blount County approved schematic documents. These documents will begin to detail the materials and engineering systems described in schematic narratives. Documents will include the following:
 - ☐ Site civil grading and utilities plans
 - ☐ Architectural floor plans with preliminary dimensions, casework and equipment locations
 - ☐ Building exterior elevation with material call-outs
 - ☐ Building and wall sections
 - ☐ Reflected ceiling plans
 - ☐ Finish plans
 - ☐ Structural plans
 - ☐ Mechanical (HVAC) systems conceptual layouts
 - ☐ Plumbing and fire protection systems conceptual layouts
 - ☐ Electrical lighting and power conceptual layouts
 - ☐ Phone/data communication conceptual layouts
 - ☐ Security electronics conceptual layouts
 - ☐ Kitchen and laundry conceptual layouts
 - ☐ A design development construction probable cost estimate to be provided for Blount County approval
 - ☐ Design development documents to be provided to Blount County for their approval.

11. Develop Construction Documents

- a. Final construction documents will be developed based upon Blount County approved design development documents. These documents will be completed to sufficient detail to allow bidding of the scope of work for this project. documents to include:

- ☐ Civil drawings and specs to describe site work and utilities upgrades
- ☐ Full set of architectural drawings and specs
- ☐ Full set of structural drawings and specs
- ☐ Full set of mechanical (HVAC) drawings and specs
- ☐ Full set of fire protection drawings and specs
- ☐ Full set of plumbing drawings and specs
- ☐ Full set of electrical power and lighting drawing and specs
- ☐ Full set of phone/data communication drawings and specs
- ☐ Full set of security electronics drawings and specs
- ☐ Full set of kitchen and laundry drawings and specs

12. Assist with Bidding of Project

See Section 3.5 Bidding or Negotiation Phase Services for description of activities during this phase of project.

13. Construction Administration

See Section 3.6 Construction Phase Services for description of activities during this phase of project.

14. Project Close Out

See Section 3.6.6 Project Completion for description of services during this phase of project.

15. Develop Transition Plan (Optional)

If desired by Blount County, Mark Goldman Associates, TreanorHL Architects, and Michael Brady Inc. team members will work with representatives from Blount County Sheriff's Office and Jail Leadership in developing job descriptions, developing a hiring plan, developing a training schedule, and assist with selecting and ordering FF&E (furniture, equipment, fixtures), and creating a workable plan for continuous operations of all functions during renovation and expansion, without jeopardizing safety and security. (This is an optional service that Blount County may desire to handle themselves, or have MBI Team do as an Additional Service).

§ 1.1.2 Project Scope and Budget

Blount County has not set a specific scope or budget for this project. The initial project cost will be determined based per the agreed upon scope established by approved Master Plan, approved Space Program, and approved Conceptual Floor Plan for phase one of the Master Plan. The project scope and budget (projected construction and total project costs) must be approved by Blount County before project design can continue into Schematic Design Phase.

§ 1.1.3 Project Design Team

- a. The authorized representative for Michael Brady Inc. (MBI) team is Jay Henderlight
- b. The detention planning and design team are:
 - ☐ Sharon Schmitz – TreanorHL Architects
 - ☐ John Eisenlau – Treanor HL Architects
 - ☐ Mark Goldman – Mark Goldman and Associates
- c. Development planner will be Rick Russell of Brown, Pearman, Russell
- d. Civil engineering will be provided by Chris Soro at C2RL Engineers
- e. Structural, mechanical, plumbing, fire protection, electrical, fire alarm, and data/communication design will be provided by Michael Brady Inc. (MBI)
- f. Electronic security systems design will be provided by Latta Tech Advanced Security Engineering
- g. Food service and laundry design will be provided by Danley Culinary Design

§ 1.1.4 Blount County Representatives

Prior to beginning the project kick-off, Blount County Government shall inform Michael Brady Inc. of the authorized individuals and committees to be part of developing jail design scope and budget, and appoint an

individual that will coordinate with design team to set meeting dates, times, and locations, and assure the correct authorized Blount County representatives attend these meetings.

§ 1.1.5 For Detention Planning Services as described in paragraphs 1.1.1.1, 1.1.1.2, 1.1.1.3, 1.1.1.4, 1.1.1.5, 1.1.1.6, 1.1.1.7, and 1.1.1.8 the compensation for each service will be a Lump Sum fee including travel expenses for amounts as shown below:

a. Kick Off Project: mission statement, project kick-off meeting, setup committees, refine schedule, verify data from previous assessments (80 Total Hours)	\$10,000
b. Study and update inmate profile (200 Total Hours)	\$24,000
c. Examine and develop recommendations for expansion of alternatives/options for pre-trial and sentenced offenders and other changes to help control bed needs (200 Total Hours)	\$24,500
d. Determined bed needs by inmate category with and without proposed changes to alternatives for pre-trial and sentenced offenders and other justice system changes (140 Total Hours)	\$17,500
e. Comprehensively evaluate the existing building and site, and develop a facility assessment report of existing conditions (240 Total Hours)	\$31,500
f. Develop master plan options for existing building renovations and expansion (180 Total Hours)	\$23,000
g. Develop proposed space program (300 Total Hours)	\$43,000
h. Develop conceptual floor plan with master plan phases (100 Total Hours)	\$14,500

§ 1.1.5.1 For the Basic Design Services as described in paragraphs 1.1.1.9 Develop Schematic Design through 1.1.1.14 Project Close Out, the compensation for design and construction phase services will be based upon percentage of construction cost as calculated utilizing the State of Tennessee A/E Design Fee Formula. This fee formula allows for the design fee to be adjusted to match size and complexity of project scope.

- a. For new construction of normal complexity, the TN State fee formula is as follows:
 $35/(\text{LOG}(\text{construction cost}) - 1.15) = \text{A/E Fee \%}$
- b. For Group 2 (moderately higher complexity) projects such as Detention/Correction facilities or food preparation and service areas (kitchens) there is a multiplication factor to be applied to A/E fee % of 1.20 for new construction and 1.40 for renovation projects. This factor is applied to fee calculations for these projects because of specialized character of the design for these facilities containing large amounts of complex equipment and systems.
- c. The projected fee percentage will be determined at end of conceptual floor plan phase based upon estimated construction cost. The final fee percentage will be adjusted after bidding phase based upon accepted construction bid by Blount County.

PAGE 8

To Be Determined

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To Be Determined

PAGE 9

See Exhibit A

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See Exhibit A

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See Exhibit A

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See Exhibit A

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§ 3.1 The Architect's Basic Services consist of those described in Article 3 and include usual and customary civil, structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Additional Services.

See Article 4 for services that are typically Additional Services that are being included as Basic Services for this project such as: Building Information Modeling, landscape design, architectural interior design, electronic security engineering, telecommunications/data design, food service design, laundry design, and coordination of Owner's consultants. Services not set forth in this Article 3 as Basic Services are shown as Additional Services in Article 4.

...

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule ~~initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information.~~ The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if ~~necessary,~~ necessary as the Project proceeds until the commencement of construction.

PAGE 10

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, ~~structural, mechanical-civil,~~ structural, mechanical, plumbing and electrical systems, and such other elements as may be appropriate. ~~The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.~~

...

§ 3.3.3 The Architect shall submit the Design Development ~~Documents~~ documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

PAGE 11

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction. (This agreement has been edited with the understanding that Blount County Government desires to select general contractor by competitive bidding).

...

§ 3.5.3 NEGOTIATED PROPOSALS

§ 3.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents.

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by

1. procuring the reproduction of Proposal Documents for distribution to prospective contractors, and requesting their return upon completion of the negotiation process;
2. organizing and participating in selection interviews with prospective contractors; and
3. participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.

§ 3.5.3.3 The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective contractors.

PAGE 14

Additional Services	Responsibility (Architect, Owner or Not or Not Provided)	Location of Service Description (Section 4.2 below or in an exhibit attached to this document and identified below)
§ 4.1.1 Programming (B202™-2009)	Architect	See 1.1.1.7
§ 4.1.2 Multiple preliminary designs (Master Plan)	Architect	See 1.1.1.6
§ 4.1.3 Measured drawings	Not Provided	
§ 4.1.4 Existing facilities surveys	Architect	See 1.1.1.5
§ 4.1.5 Site Evaluation and Planning (B203™-2007)	Not Provided	
§ 4.1.6 Building information modeling	Architect	Basic Services
§ 4.1.6 Building Information Modeling (E202™-2008)		
§ 4.1.7 Civil engineering	Architect	Basic Services
§ 4.1.8 Landscape design	Architect	Basic Services
§ 4.1.9 Architectural Interior Design (B252™-2007)	Architect	Basic Services
§ 4.1.10 Value Analysis (B204™-2007)	Not Provided	
§ 4.1.11 Detailed cost estimating	Not Provided	
§ 4.1.12 On-site Project Representation (B207™-2008)project representation	Not Provided	
§ 4.1.13 Conformed construction documents	Not Provided	
§ 4.1.14 As-Designed Record drawings	Architect	Basic Services
§ 4.1.15 As-Constructed Record drawings	Architect	Add Service If Owner Requested
§ 4.1.16 Post occupancy evaluation	Architect	Add Service If Owner Requested
§ 4.1.17 Facility Support Services (B210™-2007)	Not Provided	
§ 4.1.18 Tenant-related services	Not Provided	
§ 4.1.19 Coordination of Owner's consultants	Architect	Basic Service
§ 4.1.20 Telecommunications/data design	Architect	Basic Service
§ 4.1.21 Electronic Security Engineering	Architect	Basic Service
§ 4.1.21 Security Evaluation and Planning (B206™-2007)		
§ 4.1.22 Commissioning (B211™-2007)	Not Provided	
§ 4.1.23 Extensive environmentally responsible design	Not Provided	
§ 4.1.24 LEED® Certification (B214™-2012)(B214™-2007)	Not Provided	
§ 4.1.25 Fast-track design services	Not Provided	
§ 4.1.26 Historic Preservation (B205™-2007)	Not Provided	
§ 4.1.27 Furniture, Furnishings, and Equipment Design (B253™-2007)	Architect	Add Service If Owner Requested
§ 4.1.28 Food Service and Laundry Design	Architect	Basic Service
§ 4.1.29 Site Survey and Topo	Architect	Add Service If Owner Requested

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User Notes:

(844122711)

§ 4.1.30 Transitional Planning	Architect	Add Service If Owner Requested
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PAGE 15

§ 4.2.1 As-Constructed Record Drawings: If requested by the Owner's representative, MBI will incorporate general contractor's field marked As-Constructed Drawings into electronic AS-Designed Record drawings. This service will be provided based upon architect's and engineer's hourly rates for time spent incorporating As-Constructed information.

§ 4.2.2 Post Occupancy Evaluation: If requested by the Owner's representative, MBI will coordinate with Blount County to provide a Post Occupancy Review after approximately 10 to 12 months of use to verify that new jail facilities are operating as designed and to provide directions for needed warranty repairs or suggestions for operational modifications. This service will be provided based upon architect's hourly rates for time spent providing this service.

§ 4.2.3 Non-Detention Furniture Specification: If requested by the Owner's representative, MBI will coordinate with Blount County to specify non-detention furniture and prepare orders for purchase by Blount County. This service will be provided based upon interior designer's hourly rates for time spent preparing furniture specifications and furniture orders.

§ 4.2.4 Transitional Planning: If requested by the Owner's representative, MBI, Mark Goldman Associates, and TreanorHL Architects will assist Blount County Jail Transition Team to plan logistics of the move into the new jail facility. This service could include assistance in developing documentation for operation such as operational philosophy statement, policy statements, scenarios, policy and procedure forms. This service will be provided based upon architect's hourly rates for time spent providing this service. See paragraph 1.1.1.14 for further description of this service.

§ 4.2.5 Site Boundary and Topographic Survey: MBI will have site boundary and topographic survey prepared by licensed surveyor. This survey will be provided at cost of service from surveyor plus 10% (1.10) for coordination of this service between surveyor and Blount County.

PAGE 16

- ~~.5~~ Preparing digital data for transmission to the Owner's consultants and contractors, or to other Owner authorized recipients;
- ~~.6~~ Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- ~~.7~~ Preparation for, and attendance at, a public presentation, meeting or hearing;
- ~~.8~~ .6 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- ~~.9~~ Evaluation of the qualifications of bidders or persons providing proposals;
- ~~.10~~ .7 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- ~~.11~~ .8 Assistance to the Initial Decision Maker, if other than the Architect.

...

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor
- .2 Seventy-Five (75) visits to the site by the ~~Architect~~ Architect, Engineers, and Consultants over the duration of the Project during construction
- .3 One (1) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 One (1) inspections for any portion of the Work to determine final completion

§ 4.3.4 If the services covered by this Agreement have not been completed within Thirty-Six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

...

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, ~~including a written program~~ which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

PAGE 17

§ 5.4.1 MBI will assist Blount County in developing information to be used to obtain proposals for site survey services.

§ 5.5.1 MBI will assist Blount County in developing information to be used to obtain proposals for services from geotechnical engineers.

§ 5.7 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as site civil, structural, and mechanical, special inspections, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

PAGE 18

§ 5.13 The Owner shall provide Architect with existing site and building drawings in digital format. If only hard paper copies of drawings are available, then Owner is responsible for cost of scanning of these drawings into digital PDF format.

PAGE 19

§ 8.1.4 If a required item or component of the project is found to be missing from the construction documents, then MBI will modify the construction documents to include this item or component at no cost. MBI will only be responsible for any additional cost incurred because of out of sequence construction work to install these items or components.

PAGE 20

☒ [X] Litigation in a court of competent jurisdiction

...

§ 8.3 ARBITRATION

~~§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.~~

~~§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.~~

~~§ 8.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.~~

§ 8.3.4 CONSOLIDATION OR JOINDER

~~§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~

~~§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.~~

~~§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.~~

PAGE 22

§ 11.1 For the Architect's Basic Services described under Article 3, 3 and in paragraphs 1.1.1.1 through 1.1.1.14, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

§ 11.1.1 For Detention Planning Services as described in paragraphs 1.1.1.1, 1.1.1.2, 1.1.1.3, 1.1.1.4, 1.1.1.5, 1.1.1.6, 1.1.1.7, and 1.1.1.8 the compensation for each service will be a Lump Sum fee amount as shown below:

<u>1. Kick Off Project: mission statement, kick-off project meeting, setup committees, refine schedule, verify data from previous assessments</u>	<u>\$10,000</u>
<u>2. Study and update inmate profile</u>	<u>\$24,000</u>
<u>3. Examine and develop recommendations for expansion of alternatives/options for pre-trial and sentenced offenders and other justice system changes to help control bed needs</u>	<u>\$24,500</u>
<u>4. Determined bed needs by inmate category with and without proposed changes to alternatives for pre-trial and sentenced offenders and other justice system changes</u>	<u>\$17,500</u>
<u>5. Comprehensively evaluate the existing building and site and develop a facility assessment report of existing conditions</u>	<u>\$31,500</u>
<u>6. Develop master plan options for existing building renovations and expansion</u>	<u>\$23,000</u>
<u>7. Develop proposed space program</u>	<u>\$43,000</u>
<u>8. Develop conceptual floor plan with master plan phases</u>	<u>\$14,500</u>

§ 11.1.2 For the Basic Design Services as described in paragraphs 1.1.1.9 Develop Schematic Design through 1.1.1.14 Project Close Out, the compensation for design and construction phase services will be based upon percentage of construction cost as calculated utilizing the State of Tennessee A/E Design Fee Formula. This fee formula allows for the design fee to be adjusted to match size and complexity of project scope.

For new construction of normal complexity, the TN State fee formula is as follows:
 $35/(\text{LOG}(\text{construction cost}) - 1.15) = \text{A/E Fee \%}$

For Group 2 (moderately higher complexity) projects such as Detention/Correction facilities or food preparation and service areas (kitchens) there is a multiplication factor to be applied to A/E fee % of 1.20 for new construction and 1.40 for renovation projects. This factor is applied to fee calculations for these projects because of specialized character of the design for these facilities containing large amounts of complex equipment and systems.

The projected fee percentage will be determined at end of conceptual floor plan phase based upon estimated construction cost. The final fee percentage will be adjusted after bidding phase based upon accepted construction bid by Blount County.

...

Hourly rates shown in paragraph 11.7 or lump sum amount as negotiated and approved by Owner and Architect..

...

Hourly rates shown in paragraph 11.7, or lump sum amount as negotiated and approved by Owner and Architect.

§ 11.4 Compensation for Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus Ten percent (10 %), or as otherwise stated below:

PAGE 23

Schematic Design Phase	<u>Twenty</u>	percent (	<u>20</u>	%)
Design Development Phase	<u>Twenty-Five</u>	percent (	<u>25</u>	%)
Construction Documents Phase	<u>Thirty-Two</u>	percent (	<u>32</u>	%)
Bidding or Negotiation Phase	<u>Three</u>	percent (	<u>3</u>	%)
Construction Phase	<u>Twenty</u>	percent (<u>20</u>	%)

...

Total Basic Compensation	<u>one hundred One Hundred</u>	percent (100	%)
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...

<u>Administrative Assistant / Accounting</u>	<u>\$ 65.00</u>
<u>CAD Technician</u>	<u>\$ 90.00</u>
<u>CAD Technician Designer</u>	<u>\$ 105.00</u>
<u>Architect / Engineer – Intern</u>	<u>\$ 110.00</u>
<u>Architect / Engineer – Registered</u>	<u>\$ 135.00</u>
<u>Architect / Engineer – Registered II</u>	<u>\$ 150.00</u>
<u>Interior Designer</u>	<u>\$ 125.00</u>
<u>Project Manager</u>	<u>\$ 125.00</u>
<u>Principal / Surveyor</u>	<u>\$ 165.00</u>
<u>Senior Principal</u>	<u>\$ 185.00</u>

...

- ~~.1~~ Transportation and authorized out-of-town travel and ~~subsistence~~; subsistence for other than Blount County, TN
- ~~.2~~ Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;
- ~~.3~~ Fees paid for securing approval of authorities having jurisdiction over the Project;
- ~~.4~~ .3 Printing, reproductions, plots, standard form documents;
- ~~.5~~ .4 Postage, handling and delivery;
- ~~.6~~ .5 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- ~~.7~~ .6 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- ~~.8~~ .7 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;
- ~~.9~~ .8 All taxes levied on professional services and on reimbursable expenses;
- ~~.10~~ .9 Site office expenses; and
- ~~.11~~ .9 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Ten percent (10 %) of the expenses incurred.

PAGE 24

To be negotiated at time of Owner Termination of Architect

...

§ 11.10.1 An initial payment of zero dollars (\$ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid forty-five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

0.5 % Monthly; 6 % APR

...

§ 12.1 Limitation of Liability. In order for the Client to receive the benefits of a fee which includes a lesser allowance for risk funding, the Client agrees to limit MBI's liability for any cause or combination of causes arising from MBI's or MBI's Consultants' professional acts, errors or omissions, such that the total aggregate liability of MBI shall not exceed \$1,000,000. The Client further agrees that no shareholder, officer, director, partner, principal or employee of MBI shall be personally liable under any provisions of this agreement for any causes of action arising out of or related to the professional services provided in connection with the Project. The limitations of liabilities contained herein will survive the termination of this agreement.

§ 12.2 Accessibility: The Client acknowledges that the requirements of the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and other federal, state and local accessibility laws, rules, codes, ordinances and regulations will be subject to various and possibly contradictory interpretations. MBI, therefore, will use its reasonable professional efforts and judgment to interpret applicable accessibility requirements in effect as of the date of the execution of this Agreement to the extent those statutes apply to the Project. MBI, however, cannot and does not warrant or guarantee that the Client's Project will comply with all possible interpretations of the accessibility requirements and/or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the Project, and MBI shall, accordingly, not have any liability to the Client in connection with same.

Code Compliance: MBI shall put forth reasonable professional efforts to comply with applicable laws, codes and regulations in effect as of the date of the execution of this Agreement. Design changes made necessary by newly enacted laws, codes and regulations after this date shall entitle MBI to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.

§ 12.3 Betterment: If, due to MBI's omission, a required item or component of the Project is omitted from MBI's construction documents, MBI shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will MBI be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

PAGE 25

Exhibit A Blount County Purchasing Department Insurance Checklist

...

OWNER: Blount County Government

ARCHITECT: Michael Brady Inc.

OWNER

ARCHITECT

...

Jay Henderlight, Principal

...

(Date)

(Date)

(Signature)

Craig Garrett

Approved to Form

(Signature)

M. Edward Jett, CEO

(Printed name and title)

(Date)

7-6-17

(Date)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:08:09 on 05/24/2017 under Order No. 1317277829 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ – 2007, Standard Form of Agreement Between Owner and Architect , as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)