

AMENDMENT NO. 1 TO PROFESSIONAL SERVICES CONTRACT

THIS AMENDMENT is made and entered into effective as of the ____ day of _____, 2015 ("Effective Date"), by and between the **CITY OF TACOMA**, a Washington State Municipal Corporation (hereinafter called the "CITY") and **3MW Studio LLP dba 3Square Blocks LLP** a Washington State Limited Liability Partnership (hereinafter called the "CONTRACTOR").

WHEREAS, effective May 15, 2015 the CITY and the CONTRACTOR entered into a Contract for services and deliverables related to the development of the Tacoma Mall Subarea Plan and EIS as is specifically described in Exhibit A to Contract in the amount of \$225,000, and

WHEREAS the CITY has determined that the project Study Area boundary should be increased and that additional services are needed as a result; and

WHEREAS the CITY and the CONTRACTOR desire to amend the Contract in order to supplement the original scope of work as is described in Contractor's Memorandum dated November 24, 2015 and contained at Exhibit A-1 attached hereto and incorporated herein and to correspondingly increase the compensation due under the Contract in the amount of \$17,590 at the rates and fees shown in Exhibit A-1, and

NOW, THEREFORE, in consideration of the mutual promises and obligations hereinafter set forth, the parties agree as follows:

1. The Scope of Work, authorized under Exhibit "A" of the Contract, is hereby amended to include the services and deliverables set forth in Exhibit A-1 to this Amendment and incorporated herein.
2. The sum authorized for services under the Agreement is hereby increased by \$17,590 from \$225,000 to \$242,590, which increase is payable at the rates and charges set forth in Exhibit A-1.
3. All other terms of the Contract, together with all exhibits, are hereby ratified and shall remain in full force and effect, unaltered by this Amendment.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment effective as of the Effective Date first written above.

CITY OF TACOMA

3MW Studio LLP dba 3SquareBlocks LLP

TC Broadnax, City Manager

Approved:

Peter Huffman, Director
Planning and Development Service

Approved:

Andrew Cherullo, Finance Director

Approved as to Form:

Deputy City Attorney

Attest:

Doris Sorum, City Clerk

Authorized Representative of Contractor

Print Name: _____

Title: _____

Tax ID.: _____

“EXHIBIT A-1”

Contract Exhibit A-1



Memorandum

Date: November 24, 2015

To: Elliott Barnett, Urban Planner
Molly Harris, Senior Planner

From: Julia Walton, Principal

Re: **Tacoma Mall Subarea Plan Contract No. 4600010695, Amendment No. 1 – Scope of Work and Budget**

The scope of work and budget below are provided for 3 Square Blocks Contract No. 4600010695, Amendment No. 1. The purpose of Amendment No. 1 is to update the Existing Conditions Analysis to include an expanded Study Area to the north and west of the existing project Study Area boundary. This area will be studied as a potential expansion area for the Tacoma Mall Regional Growth Center.

Amendment No. 1 Scope of Work – Existing Conditions Analysis Update

TASK 10 – STUDY AREA EXPANSION

Task 10.1 Existing Conditions Analysis Update – 3 Square Blocks

A. Text revisions & qualitative analysis. Consultant will make the following revisions to draft Existing Conditions Analysis to reflect an expanded project study area.

i. Revisions to the Draft Housing Analysis to replace findings based on data from the PSRC Regional Centers Monitoring Report with findings based on updated data from CAI and the City of Tacoma that reflects the new study area.

ii. Revisions to the Draft Land Use Analysis to update qualitative discussions about existing land uses, zoning, future land uses and development capacity in the new study area and surrounding areas.

iii. Revisions and additions to the Draft Aesthetics & Urban Design Analysis to update qualitative discussion about land uses, streets and urban patterns in each quadrant to reflect the new study area.

iv. Minor text edits to the Draft Public Services & Parks Analyses to reflect the new study area.

B. Quantitative analysis.

- i. Recalculate percentages for existing land uses in the study area, using a different data source that includes information for the new study area.
- ii. Recalculate the percent of area classified by the Pierce County Buildable Lands Report as vacant or underutilized.
- iii. Update park level of service standard, using updated data on population and size of study area.
- iv. Recalculate average parcel size based on new study area.
- v. Update findings about topography based on new study area.

C. Figures.

- i. Replace study area boundary and make other minor changes to 13 maps.
- ii. Coordinate map changes with subconsultants.
- iii. Update crime figures, using updated data from the City.

D. Project management.

- i. Coordinate scope adjustment with City, 3 Square Blocks staff and subconsultants.
- ii. Coordinate new data requests with City.
- iii. Reformat draft Existing Conditions Reports.

Task 10.2 Existing Conditions Analysis Update – CAI

- A. Recalculate economic and demographic data and the real estate baseline.
- B. Prepare revised data requests to PSRC and City of Tacoma, and extract new data from CoStar and Pierce County Assessments database.
- C. Update figures, tables and maps on employment, travel to work, real estate markets and existing development.
- D. Update Draft Existing Conditions Analysis to reflect changes to exhibits.

Task 10.3 Existing Conditions Analysis Update – ESA

- A. Revise 5 maps to show new study area.
- B. Rerun impervious surface & forest canopy calculations.
- C. Make text revisions to Draft Existing Conditions Analysis.

Task 10.4 Existing Conditions Analysis Update – Fehr and Peers

- A. Data review – additional 3 intersections.
- B. Existing Conditions Analysis.
 - i. Additional traffic operations analysis.
 - ii. Additional mapping & description of non-motorized & transit.
 - ii. Update Traffic Report.
 - iii. Confirm updated subarea model.
- C. Future Transportation Analysis.
 - i. Additional volume & scenario analysis.
 - ii. Additional street typologies.

Assumptions:

- City to provide updated permitting data for the new study area.
- City to provide updated crime data for the new study area.
- City to provide updated estimates of development capacity in the study area to accommodate new residents and jobs (buildable lands).

Tacoma Mall Subarea Plan Contract No. 4600010695, Amendment No. 1 – Budget											
11/24/2015											
Task 10	Study Area Expansion	3 Square Blocks		CAI		ESA		Fehr & Peers		Total Hours	Total Fee
		Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee		
10.1	3 Square Blocks	64	\$8,390							64	\$8,390
10.2	CAI			24	\$2,800					24	\$2,800
10.3	ESA					7	\$900			7	\$900
10.4	Fehr & Peers							38	\$5,500	38	\$5,500
TOTAL		64	\$8,390	24	\$2,800	7	\$900	38	\$5,500	133	\$17,590