



State Construction Office
Michael J. Shumsky, P.E. | Director

Roy Cooper | Governor
Pamela B. Cashwell | Secretary

January 18, 2023

Jenkins-Peer, Architects, P.A.
112 South Tryon Street, Suite 1300
Charlotte, NC 28284

RE: South Piedmont Community College
Aseptic Training Facility (Sustainable Energy Programming)
SCO # 20-22676-01
NCCCS # 2522

Enclosed are four (4) copies of the proposed Letter Type Agreement for the above referenced project. If you are in agreement, please execute the documents on behalf of your firm and forward to the Owner (**South Piedmont Community College**).

By copy of this letter we are requesting the Owner, if they concur, to complete the execution, return one copy to you, forward one copy to us, and retain the remaining two copies for their files.

If you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "RmS", is written over a faint, larger signature that appears to read "Ryan M. Scruggs".

Ryan M. Scruggs
Design Contracts Coordinator

Enclosures

CC: Erik Dagenhart (South Piedmont CC)
Dorrine Fokes (NCCCS)

Mailing
1307 Mail Service Center | Raleigh, NC 27699-1307



ncadmin.nc.gov

Location
301 N Wilmington St #450 | Raleigh, NC 27601
984-236-5400 T

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**South Piedmont Community College
Aseptic Training Facility (Sustainable Energy Programming)**

This Agreement is made this 18th day of January, 2023, by and between The Trustees of South Piedmont Community College, Polkton, NC, hereinafter referred to as Owner, and Jenkins-Peer, Architects, P.A., Charlotte, NC, acting as Architect but hereinafter referred to in this document as Designer.

Whereas, Owner needs the services of an Architect for providing Advance Planning to include Sustainable Energy Programming services (\$122,300) and Aseptic Planning Services (\$53,500) for the new 28,000 SF to 30,000 SF Aseptic Training Facility to be located on the Old Charlotte Highway Campus.

Now, therefore, Owner and Designer, for the consideration hereinafter set forth, agree as follows:

- A) The Designer will perform the tasks as outlined in the Jenkins-Peer, Architects, P.A. proposal letter dated December 17, 2022 attached hereto as "Attachment A".
- B) Deliverables are identified in "Attachment A" and shall be in accordance with the North Carolina State Construction Manual.
- C) The Owner will compensate the Designer in the amount of one hundred seventy-five thousand eight hundred dollars (\$175,800) payable in mutually agreeable increments as the work progresses.
- D) The Owner may terminate this Agreement for any reason upon ten (10) calendar days' written notice (delivered by certified mail, return receipt requested). This Agreement may be terminated by either party upon seven (7) calendar days' written notice (delivered by certified mail, return receipt requested) should one party fail to perform in accordance with its terms through no fault of the other.
- E) This Agreement represents the entire and integrated agreement between Owner and Designer and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written consent.

IN WITNESS WHEREOF the Owner and the Designer have executed this Agreement, the day and year first above written.

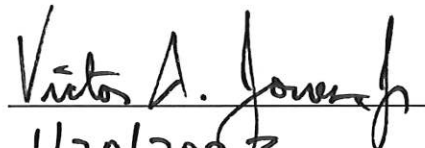
Designer

Jenkins-Peer, Architects, P.A.

Witness:



By:



Date:

1/20/2023

Owner

The Trustees of South Piedmont Community College

Witness:



By:


(Name & Title)

Date:

01-24-23

December 17, 2022

Attachment A

Mr. Erik Dagenhart
Construction Manager
South Piedmont Community College
PO Box 126
Polkton, NC 28135

Re: NCCCS #2522 Aseptic Training Facility
Proposal for Programming and Advance Planning

Dear Erik,

Thank you for selecting **Jenkins•Peer Architects (JPA)** to partner with South Piedmont Community College on your new Aseptic Training Facility. We respectfully submit our proposal for Professional Services for the Programming and Advance Planning Phase. The project will include a new 28,000 to 30,000SF Aseptic Training Facility Building to be located Northwest and adjacent to Main Building on the Old Charlotte Highway Campus. The project will support the need for growing biopharma/bioscience industries in the area. The facility will provide modernized training services through simulation of pharmaceutical industry manufacturing and laboratory spaces. It will consist of various labs related to aseptic processes, classrooms, office spaces, faculty spaces, equipment storage, and loading dock.

We have enlisted the expertise of IPS-Professional Engineers and Architects, PC (IPS), a nationally recognized firm for its design of aseptic training environments. In addition to IPS, we are happy to be joined by the following firms as part of the design team:

IPS – Aseptic Design, HVAC, Plumbing, Fire Protection and Electrical Engineering Services
Timmons Group – Civil Engineering and Landscape Architecture Services
Stewart – Structural Engineering Services
R.M. Rutherford & Associates, Inc. – Cost Estimating Services

All firms will fully participate in the Advance Planning Phase, including attendance at the multiple workshops and meetings to be held at the SPCC campus.

This letter shall act as the definition of the Scope of Services to be provided by Jenkins Peer Architects (JPA) to South Piedmont Community College.

A. SCOPE OF WORK

The design team will follow NC State Construction Advanced Planning guidelines and perform Professional Design Services to establish and document the following detailed requirements for the project:

- Site Evaluation and Analysis
- Engineering narratives
- Sustainability report per SCO's Sustainable Energy Efficient Buildings Advanced Planning requirements
- Building Program
- Concept stacking and adjacency diagrams
- Concept design schemes with architectural renderings and visualizations to convey concept intent
- Preliminary code study
- Concept level cost estimate report

- Preliminary project schedule
- Final Advanced Planning document prepared by JPA for submittal to South Piedmont Community College and the SCO. The final document will incorporate all the deliverables identified above and include an Executive Summary.
- Four on-site design workshops with South Piedmont Community College to establish and finalize concept.

B. PROGRAMMING AND ADVANCE PLANNING FEE CALCULATIONS

<u>Estimated Construction Cost</u>	<u>\$18,750,000</u>
(Including escalation)	

Basic Advanced Planning Services

JPA Programming and Advance Planning	\$70,000
IPS Preliminary Architectural Layout, Major equipment layout	\$45,000
Discipline Writeups	
-Interior Architectural	
-Mechanical	
-Plumbing, Electrical, and Process	
Timmons Group (Civil and Landscape)	\$2,500
Stewart (Structural Narrative)	\$1,000
Richard Rutherford Associates (Cost)	\$3,800
<u>Proposed Fee</u>	<u>\$122,300</u>

Additional Advanced Planning Services

IPS Aseptic Planning Services	\$53,500
▪ Further definition of Process & GMP Layouts	
▪ Pressurization Plan	
▪ Classification Plan	
▪ Process Utility design	
▪ HVAC design for cleanroom spaces, differential pressures, etc.	
▪ Personnel/Material Flow Diagrams	
▪ Coordination with planned equipment purchases including flexible spaces	
▪ Cost Estimate Support	
▪ Three (3) trips to visit other sites.	

**C. PROGRAMMING AND ADVANCED FEE BREAKOUT
(Per State Construction Manual Section 305)**

- A. Define all of the Project Budget components.
\$23,500
- B. Evaluate site(s) for regulatory constraints (zoning, use, etc.) physical characteristics, historic and environmental issues, subsurface investigations, flood plain, etc.
\$23,000

- C. Special requirements from the Owner guidelines for energy conservation, sustainable design and construction, life cycle cost evaluations, asbestos, etc.
\$0 No special requirements
- D. Provide detailed space program to identify the primary users and spaces planned for the facility (this item includes Concept design and visioning).
\$50,500
- E. Establish a preliminary project schedule to identify milestone design and construction delivery dates.
\$6300
- F. Integrate Facilities Condition Assessment Program recommendations and Department of Insurance inspection reports for code compliance and life safety.
\$0
- G. Advance Planning for Sustainable, Energy Efficient Buildings (GS 143-135.35-.40) Programming Phase (Refer to Chapter 1092.A for applicability).
\$19,000
- H. "Net Savings Required" Cost Analysis per GS 143-135.37 (a1).
\$0 – N/A
It is our understanding through correspondence with the State Construction Office that this task has been rendered obsolete due to the most recent state Energy Code.

D. EXCLUSIONS

- Geotechnical Report
- LEED/Green Globes or other 3rd party sustainability/energy certifications (available as an additional service)
- Site survey (available as an additional service)
- Physical Model (available as an additional service)

The entire design team is excited to be working with South Piedmont Community College on the Aseptic Training Facility. Please do not hesitate to call should you have any questions or require additional information. Thank you for the opportunity to once again be of service to SPCC.

Best Regards,



Victor Jones, AIA
Principal