

EXHIBIT A (of Base Consultants Agreement)
CONDITIONS AND SCOPE OF SERVICES

SECTION I. PLAN REVIEW

1. BASIC SCOPE OF SERVICES:

Upon receipt of a Plan Review Authorization (SBP-017) as initiated by the Principal Representative for a specific project, the code review agent (Consultant) shall review the document for accuracy, attach his/her proposal, sign and return the required number of originals to the Principal Representative. Therein the code review agent shall commence to review the accompanying project drawings, specifications and analysis as prepared by a licensed architect/engineer to ensure conformity of physical planning with approved state building codes.

- A. The code review agent will review the above mentioned project documents during each phase of the project and prepare a written list of comments addressing issues noted in the review to the Principal Representative. The procedures to be followed during the plan review are listed in Code Compliance Plan Review Procedures, Exhibit B of Building Code Compliance: Coordination of Approved Building Codes, Plan Reviews and Building Inspections.
- B. The plan review will be conducted on the basis of the International Building Code (IBC) structured analysis and will conform to the checklists as described in detail in Code Compliance Plan Review Procedures. Checklists are provided to determine the minimum information required at each drawing phase from the architect/engineer.
- C. The approved state building codes are listed in Exhibit A of Building Code Compliance: Coordination of Approved Building Codes, Plan Reviews and Building Inspections.
- D. Once all code issues have been satisfactorily addressed, the code review agent will issue a Compliance Notice to the Principal Representative and send a copy to State Buildings Program indicating that the documents appear to be in compliance with code requirements and are appropriate for bidding.
- E. In addition to the issuance of the Compliance Notice the code review agent will prepare and issue a copy of the Building Inspection Record (SBP-BIR) by checking off the appropriate boxes the minimum required inspections needed.

2. SEPARATION OF INTERESTS:

The code review agent shall conduct project reviews for code compliance with independent objectivity. This tenet shall be based, in fact, through maintenance of complete separation by the code review agent from direct participation on the architect/engineer's design team. This precludes acceptance of professional fees, or assignment to any portion of the development team for projects subject to review by the code review agent. This does not intend to limit or prohibit responses, opinions, advice, or any other form of information offered in performance of review functions assigned by this Agreement.

3. COMPENSATION:

- A. Compensation, on account of the basic scope of services, to the code review agent shall not exceed the amount derived from the following Plan Review Fee Table and such additional amount as specifically approved in writing by the Principal Representative for work over and above the basic scope of services as defined herein.

PLAN REVIEW FEE TABLE

TOTAL VALUATION			FEE AMOUNT	
UP TO & INCLUDING \$100,000 BASE AMOUNT \$350.00			PLUS FOR EACH \$1000 VALUATION \$2.40	
OVER \$100,000 VALUATION USE TABLE BELOW				
FROM BASE VALUE	UP TO & INCL. BASE AMT BASE VALUE		FOR FIRST	PLUS FOR EACH ADD'L \$1000 OVER BASE VALUE
\$ 100,001	\$ 500,000	\$ 590	\$ 100,000	\$3.20
500,001	1,000,000	1,870	500,000	2.80
1,000,001	5,000,000	3,270	1,000,000	1.85
5,000,001	10,000,000	10,670	5,000,000	1.40
10,000,001	15,000,000	17,670	10,000,000	1.35
15,000,001	20,000,000	24,420	15,000,000	1.30
20,000,001	25,000,000	30,920	20,000,000	1.25
25,000,001	30,000,000	37,170	25,000,000	1.20

Compensation shall be divided among the phases of development of the project according to the following:

- (1) Schematic Design Phase(45%)
- (2) Design Development Phase(20%)
- (3) Construction Documents Phase(35%)

For projects with a total valuation of less than \$100,001 a single detailed review shall be performed at the conclusion of the Contract Documents Phase.

If the Principal Representative desires to engage the code review agent for a second detailed review during either the Schematic Design Phase or the Design Development Phase or the Schematic Design/Design Development Combined Phase, the fee from the Plan Review Table shall be increased by forty percent (40%).

For projects with a total valuation between \$100,001 and \$500,000 two detailed reviews will be required; one during either the Schematic Design Phase or the Design Development Phase or the Design/Design Development Combined Phase and one at the conclusion of the Contract Documents Phase. If the Principal Representative desires to engage the code review agent for a third detailed review, the fee from the Plan Review Fee Table shall be increased by thirty percent (30%), but shall not exceed the base amount for projects with a total valuation between \$500,001 and \$1,000,000.

The code review agent shall submit to the Principal Representative an itemized invoice which shall specify the review work performed for payment on a monthly basis. Invoices shall show the charge for each phase of review in the performance of basic services.

- B. Additional services requested, or assigned, by the Principal Representative may be conducted with the Principal Representative's written approval. Compensation for these services will also be assessed according to the hourly rates established in

Exhibit D. These services may include, but shall not be limited to the following activities:

- (1) Attend meetings with the architect/engineer which are not related to the basic scope of services and provide preliminary consultation as required by the architect/engineer or the Principal Representative.
- (2) Provide written or verbal responses to inquiries from the architect/engineer regarding code applications or interpretations.
- (3) Research on specific materials or product tests prior to specification by the architect/engineer.
- (4) Review of Addenda, Change Orders, Alternatives, and Substitutions.
- (5) Follow-up review of revised drawings or meetings with the architect/engineer to resolve code conflicts or deficiencies which have emerged from reviews.
- (6) Review of requests to alter certain provisions of the code such as amendments, alternate methods, modifications, appeals and variances. Refer to Building Code Compliance: Coordination of Approved Building Codes, Plan Reviews and Building Inspections, Section I.B.
- (7) Coordination with jurisdictional authorities or parties other than the State designated by the Principal Representative to require participation in the development of the project.
- (8) Provide the State or the architect/engineer technical and detailed responses to code questions when requested, or when complex issues develop which may require identification of more than one alternative for consideration by the Principal Representative.
- (9) Examination and code analysis of existing buildings to determine code deficiencies or identification of areas which have become out-dated or life-safety or fire hazards under the present code.

4. PROJECT VALUATION:

The project valuation shall be the basis for compensation in determining the plan review fee for basic services. The value of the project shall be taken from the amount listed for the total of items C.1. through C.4. on the state of Colorado Construction Project Application (SC4.1) prepared by the Principal Representative. Should a Construction Project Application not be available for the project, the Principal Representative shall provide an estimate of construction cost. Once the project valuation has been established, the Plan Review Fee Table in Section I.3.A. of this Exhibit A shall be utilized to determine the fee for basic services.