

**FIRST AMENDMENT TO ARCHITECTURAL & ENGINEERING
DESIGN SERVICES AGREEMENT**

THIS FIRST AMENDMENT TO ARCHITECTURAL & ENGINEERING DESIGN SERVICES AGREEMENT (this “Amendment”) is made and entered into as of the Effective Date (as defined below) by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”), and **ROTH SHEPPARD ARCHITECTS, LLP**, a Colorado Limited Liability Partnership (the “Design Consultant” and referred to herein, together with the City, as the “Parties” or each individually as a “Party”).

WITNESSETH:

WHEREAS, the Parties entered into that certain Architectural & Engineering Design Services Agreement, dated September 3, 2024, providing for the provision of certain technical design and professional services by the Design Consultant for the City (the “Agreement”); and

WHEREAS, the Parties now wish to amend the Agreement add funding capacity to the Maximum Contract Amount, revise the scope of services, and adjust the hourly billing rates provided for therein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and obligations herein set forth, the Parties agree as follows:

1. Scope of Services. The Parties have agreed to supplement the services referenced in Section 2 of the Agreement to include additional services. The additional services to be provided by the Design Consultant are described in Exhibit A-1 attached to this Amendment. From and after the Effective Date of this Amendment, all references to Exhibit A in the Agreement shall be deemed to refer collectively to Exhibit A and Exhibit A-1 attached hereto.

2. Hourly Billing Rates. The Parties have agreed to new hourly billing rates for the additional services referenced in Section 1 of this Amendment. The new rate sheet for such services is attached to this Amendment as Exhibit B-1. From and after the Effective Date of this Amendment, all references to Exhibit B in the Agreement shall be deemed to refer collectively to Exhibit B and Exhibit B-1 attached hereto.

3. Fee for Basic Services. The first sentence of Section 3.01 of the Agreement is hereby revised to read as follows:

The City agrees to pay the Design Consultant, as full compensation for its basic services rendered hereunder, a fee not to exceed **FIVE MILLION THREE HUNDRED**

EIGHTY-THREE THOUSAND SEVENTY AND 44/100 Dollars (\$5,383,070.44), in accordance with the billing rates and project budget stated in Exhibits A and B.

4. Maximum Contract Amount. The first sentence of Section 3.05(a) of the Agreement is hereby revised to read as follows:

Notwithstanding any other provision of the Agreement, the City's maximum payment obligation will not exceed **FIVE MILLION NINE HUNDRED SIXTY-TWO THOUSAND SIX HUNDRED FOURTY-TWO AND 44/100 Dollars (\$5,962,642.44)** (the "Maximum Contract Amount").

5. Affirmation. Except as herein amended, the Agreement is affirmed and ratified in each and every particular and shall continue in full force and effect.

6. Counterparts and Electronic Signatures. This Amendment may be executed in counterparts, each of which is an original and all of which constitute one and the same instrument. A manually signed copy of this Amendment, or a copy of this Amendment signed with an electronic or digital signature, delivered by e-mail shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

7. Execution. This Amendment will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council. As used herein, the "Effective Date" shall mean the date set forth on the signature page for the City.

[SIGNATURE PAGES FOLLOW]

Contract Control Number:
Contractor Name:

DOTI-202581351-01 [202474552-01]
Roth Sheppard Architects, LLP

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

Attorney for the City and County of Denver

By: _____

REGISTERED AND COUNTERSIGNED:

By: _____

By: _____

Contract Control Number:
Contractor Name:

DOTI-202581351-01 [202474552-01]
Roth Sheppard Architects, LLP

By: _____

Signed by:


21746DF8DCCA49D...

Name: _____
(please print)

Title: Partner

(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

EXHIBIT A-1
SCOPE OF WORK



ADDITIONAL SERVICES FEE PROPOSAL 01

A. PROPOSAL DETAILS

Project Name: Denver Police Department District 6 Replacement

Date Submitted: August 26, 2025

B. CLIENT DETAILS

Company Name: City and County of Denver - Department of Transportation & Infrastructure

Contact Person: Jim Staples

Position/Title: Project Manager

Contact: 201 W. Colfax Ave, Dept 605, Denver, CO 80202; 303.478.1101 (m); 720.865.3008 (o)

ADDITIONAL SERVICES DESCRIPTION

1. FF&E DESIGN WORK

The original contract did not include services related to Furniture, Fixtures, and Equipment (FF&E) design. RSA will provide the following additional services under this expanded scope:

- Evaluate the end users' FF&E needs
- Develop furniture layouts and prepare enlarged floor plans and elevations, as needed
- Prepare FF&E schedules and specifications
- Coordinate furniture selections with City of Denver standards and preferred vendors
- Coordinate FF&E plans and schedules with consultant drawings, including electrical, mechanical, lighting, and technology disciplines, as applicable

In addition to design documentation, RSA will provide construction-phase support related to FF&E, including review of submittals and shop drawings, responses to contractor RFIs, and other related tasks necessary to deliver a fully developed and coordinated FF&E package.

2. SCHEMATIC DESIGN (2.5 MONTHS / 11 WEEKS)

This proposal includes all efforts required to redesign the selected Option 2, following the Notice to Proceed issued on 06/09/2025. The scope revisits the Schematic Design Phase, spanning approximately eleven (11) weeks of design and documentation to

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deliver a 100% Schematic Design package for City review and cost estimating. Additional time has been included to address stakeholder-driven plan changes. The scope also includes revisions and coordination necessary for resubmitting the SDP Concept documentation.

Sub-consultant fees are included in this proposal; see attached breakdowns for details.

3. DESIGN DEVELOPMENT (1 MONTHS / 4 WEEKS)

This includes all efforts required to complete the remaining portions of Design Development for the selected Option 2. This considers the work completed for the Site Design Options post Cost Model to get the project on budget. The work will be based on the approved Schematic Design package and advance the design to a level suitable for coordination, cost estimating, and stakeholder review.

The scope assumes approval of the Schematic Design deliverables and excludes any major design rework outside the intent of Option 2.

4. SDP COORDINATION / URBAN DESIGN SUBMISSIONS

Following the Concept SDP submission (Q1 2025), the design team was informed by City and County of Denver Reviewers that a portion of the site falls within the Capitol Hill Uptown Urban Design District. This designation triggers a separate Urban Design review process, requiring additional coordination beyond the originally scoped SD, DD, CD, and permitting milestones. This includes and is not limited to:

- Preparation and submission of multiple Urban Design review packages
- Coordination with the City on applications, permits, and compliance with applicable Design Standards and Guidelines
- Establishing a compliance path and responding to both administrative and board-level review comments
- Ongoing documentation and coordination necessary to satisfy Urban Design requirements

Additionally, this covers post-CD efforts necessary to finalize SDP approval, including continued coordination and responses to reviewer comments between the end of the CD Phase and the start of the Permitting Phase. The work is required as a prerequisite for permit submission.

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Based on the anticipated additions to the scope of work, RSA proposes the following:

ADDITIONAL SERVICES 01					
DISCIPLINE	01 FF&E Design	02 SD Redesign	03 Portion of DD	04 Urban Design/SDP	Total
Architecture	\$76,275.00	\$307,720.00	\$62,025.00	\$14,685.00	\$460,705.00
Scheduling- SWAP		\$8,682.50			\$8,682.50
Civil		\$25,000.00			\$25,000.00
Structural		\$9,990.00			\$9,990.00
Parking		\$3,150.00			\$3,150.00
Mechanical/Plumbing		\$22,985.00			\$22,985.00
Electrical		\$29,860.00			\$29,860.00
Landscape		\$10,060.00			\$10,060.00
LEED		\$11,754.00			\$11,754.00
AV/IT		\$7,470.00			\$7,470.00
Cost Estimation		\$33,760.00			\$33,760.00
Accessibility		\$2,300.00			\$2,300.00
Code		\$1,650.00			\$1,650.00
Facade		\$13,125.00			\$13,125.00
Lighting		\$12,950.00			\$12,950.00
Fire		\$3,008.94			\$3,008.94
TOTALS	\$76,275.00	\$503,465.44	\$62,025.00	\$14,685.00	\$656,450.44

Reimbursable, not to exceed: \$500.00

M/M – Setting of Range Points: \$17,500.00

Total Additional Services Fee Request: **\$674,450.44**

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EXHIBIT B-1
KEY PERSONNEL AND RATES

PROFESSIONAL SERVICES DETAILED FEE PROPOSAL

Project Name Denver Police District 6 Replacement
Firm Name Roth Sheppard Architects
Master On-Call Contract # N/A
City Project Manager Jim Staples

Date 8/26/2025
Task Order # DOTI-202474552-00
Approved? N/A

**Hourly rate & Personnel Classification must exactly match master on-call agreement rates*

M/WBE*	Firm Name	Name of Employee	Personnel Classification	Hourly Rate*	Hours	Total (\$)
N	Roth Sheppard Architects	Brian Berryhill	Principal in Charge	\$250.00	57	\$14,250.00
N	Roth Sheppard Architects	Tyler Joseph	Subject Matter Expert	\$240.00	15	\$3,600.00
N	Roth Sheppard Architects	Ruben Nunez	Managing / Senior Director	\$240.00	234	\$56,160.00
N	Roth Sheppard Architects	Samantha Strang	Senior Architect / Senior PM	\$235.00	514	\$120,790.00
N	Roth Sheppard Architects	Henry Spiegel	Project Manager	\$205.00	591	\$121,155.00
N	Roth Sheppard Architects	Filimon Alvarez / Casie Hilyard	Architectural Staff I	\$125.00	1150	\$143,750.00
N	Roth Sheppard Architects	Evynn Jones	MWBE Coordinator	\$250.00	4	\$1,000.00
Y	SWAP Integration	Heather Bemis	Scheduler Manager	\$230.00	37.75	\$8,682.50
N	Martin/Martin - Civil	Mark Thornbrough, Scott Paling	Principal	\$260.00	2	\$520.00
N	Martin/Martin - Civil	Colin Dinsmore	Associate Engineer	\$225.00	7	\$1,575.00
N	Martin/Martin - Civil	Edward Autterson	Project Engineer	\$165.00	36	\$5,940.00
N	Martin/Martin - Civil	Marc Liberati	Senior Designer	\$165.00	24	\$3,960.00
N	Martin/Martin - Civil	Moises Bonilla	Project Engineer	\$165.00	12	\$1,980.00
N	Martin/Martin - Civil	Nicholas Allen	Civil Engineer II	\$135.00	24	\$3,240.00
N	Martin/Martin - Civil	Claire Smith	Civil Engineer II	\$135.00	24	\$3,240.00
N	Martin/Martin - Civil	Michelle Marks	Engineer Technician II	\$115.00	40	\$4,545.00
N	Martin/Martin - Str	Ben Downey	Principal	\$260.00	6	\$1,560.00
N	Martin/Martin - Str	Matt Dezort	Associate Engineer	\$225.00	2	\$450.00
N	Martin/Martin - Str	Jonathan Oltman	Senior Project Engineer	\$195.00	10	\$1,950.00
N	Martin/Martin - Str	Colin Mitchell	Project Engineer	\$165.00	6	\$990.00
N	Martin/Martin - Str	Tod Ladd	Professional Engineer	\$150.00	6	\$900.00
N	Martin/Martin - Str	Max Bixby	Structural Engineer II	\$135.00	6	\$810.00
N	Martin/Martin - Str	Jack Mowat	Structural Engineer I	\$125.00	6	\$750.00
N	Martin/Martin - Str	TBD	Engineer Intern	\$110.00	3	\$330.00
N	Martin/Martin - Str	Micah Geiger	Senior Designer	\$165.00	3	\$495.00
N	Martin/Martin - Str	Jonathan Williams	Designer	\$145.00	3	\$435.00
N	Martin/Martin - Str	Kristopher St. Cyr	Engineer Technician III	\$125.00	3	\$375.00
N	Martin/Martin - Str	Angela Queen	Engineer Technician II	\$115.00	3	\$345.00
N	Martin/Martin - Str	Micah Harman	Engineer Technician I	\$105.00	3	\$315.00
N	Martin/Martin - Str	Amanda Keeler	Administrative Assistant	\$95.00	3	\$285.00
N	The Parking Advisory Group	Jerry Marcus	Principal	\$225.00	14	\$3,150.00
Y	Three Sixty Engineering, Inc. (DBA 360 Engineering)	Denise Dihle	Principal	\$235.00	2	\$470.00

Y	Three Sixty Engineering, Inc. (DBA 360 Engineering)	Lexie Zimmerman	Project Manager	\$215.00	15	\$3,225.00
Y	Three Sixty Engineering, Inc. (DBA 360 Engineering)	Jonathan Garber	Lead Project Engineer III	\$200.00	28	\$5,600.00
Y	Three Sixty Engineering, Inc. (DBA 360 Engineering)	Andrew Pituch	Project Engineer II	\$185.00	74	\$13,690.00
Y	PK Electrical, Inc.	Alan Wiskus	Principal / EOR	\$260.00	10	\$2,600.00
Y	PK Electrical, Inc.	Mike Greene, PE	Engineering Manager	\$240.00	20	\$4,800.00
Y	PK Electrical, Inc.	Zack Jernigan, PE	Senior Project Manager	\$210.00	40	\$8,400.00
Y	PK Electrical, Inc.	Jon Murphy, PE	Engineering Designer III	\$200.00	30	\$6,000.00
Y	PK Electrical, Inc.	Reid Poling, PE, MS, LEED AP BD+C	Engineering Designer II	\$180.00	16	\$2,880.00
Y	PK Electrical, Inc.	Michael Bellender	BIM Manager	\$150.00	12	\$1,800.00
Y	PK Electrical, Inc.	Jose Peraza	Drafter I	\$110.00	21	\$2,310.00
Y	PK Electrical, Inc.	Hannah Rico	Accounting Manager	\$130.00	4	\$520.00
Y	PK Electrical, Inc.	Isabelle Pelayo	Administrative Support	\$110.00	5	\$550.00
Y	Livable Cities Studio	Todd Wenskoski	Principal III	\$200.00	4	\$800.00
Y	Livable Cities Studio	Will Viitanen	Principal I	\$160.00	16	\$2,560.00
Y	Livable Cities Studio	Madison Wulfkuhl	Designer III	\$100.00	67	\$6,700.00
Y	Group14 Engineering, PBD	Taylor Roberts, Joe Hosek	Service Director	\$251.00	1	\$251.00
Y	Group14 Engineering, PBD	Lauren McNeill	Team Leader	\$220.00	1	\$220.00
Y	Group14 Engineering, PBD	Scott Tonn, Libby Middleton	Senior Engineer II	\$210.00	18	\$3,780.00
Y	Group14 Engineering, PBD	Madi Gore, Ryan Mitchell, Amanda Spice, Alex Rouin	Consultant III	\$159.00	17	\$2,703.00
Y	Group14 Engineering, PBD	Jackson Knight, Steve Schanes	Consultant II	\$150.00	32	\$4,800.00
N	K2 Audio/Salas O'Brien	Kevin Hodgson	Senior Vice President / Principal	\$250.00	1	\$250.00
N	K2 Audio/Salas O'Brien	Rick Thompson	Consultant	\$180.00	10	\$1,800.00
N	K2 Audio/Salas O'Brien	Dan Allred	Consultant	\$180.00	16	\$2,880.00
N	K2 Audio/Salas O'Brien	Neysha Canales	BIM/Revit Specialist	\$150.00	4	\$600.00
N	K2 Audio/Salas O'Brien	Matt Whitney	Senior Consultant	\$215.00	4	\$860.00
N	K2 Audio/Salas O'Brien	Tori Anderson	Designer	\$135.00	8	\$1,080.00
N	Cumming Group	Lucas Stover	Director	\$250.00	20	\$5,000.00
N	Cumming Group	Laura Kingfisher	Associate Director	\$220.00	8	\$1,760.00
N	Cumming Group	Rick Winakur	Senior Cost Manager	\$200.00	20	\$4,000.00
N	Cumming Group	Felicia Freeny	Senior Cost Manager	\$200.00	20	\$4,000.00
N	Cumming Group	Jordan Petkoski	Cost Manager	\$170.00	20	\$3,400.00
N	Cumming Group	Nathan Giannini	Cost Manager	\$170.00	60	\$10,200.00
N	Cumming Group	Audrey Pearlman	Cost Consultant II	\$135.00	40	\$5,400.00
N	Meeting the Challenge, an STV Company	Jolynn Janagin	Group Manager	\$225.00	8	\$1,800.00

N	Meeting the Challenge, an STV Company	James Wick, RAS	Accessibility Specialist	\$125.00	4	\$500.00
N	Shums Coda Associates, Inc	Steve Thomas	Code Consultant	\$150.00	6	\$900.00
N	Shums Coda Associates, Inc	Cole Cloward	Code Consultant	\$150.00	5	\$750.00
N	Studio NYL	Christopher O'Hara	Principal	\$300.00	25	\$7,500.00
N	Studio NYL	Brad Prestbo	Principal	\$300.00	5	\$1,500.00
N	Studio NYL	Margarita Bedmar	Building Envelope Specialist	\$275.00	15	\$4,125.00
N	Beleza	Le Nguyen	Principal	\$225.00	19.5	\$4,387.50
N	Beleza	Heather Smith	Senior Project Manager	\$150.00	15	\$2,250.00
N	Beleza	Chalida Lao	Project Designer	\$125.00	32	\$4,000.00
N	Beleza	Afarin Nasiri	Project Designer	\$125.00	18.5	\$2,312.50
Y	Scandaliato Design Group, Inc. DBA Veritas Fire Engineering, Inc.	Kerry Madigan	Senior Fire Protection Engineer	\$182.37	6	\$1,094.22
Y	Scandaliato Design Group, Inc. DBA Veritas Fire Engineering, Inc.	Bryan Echelberger	Engineering Technician III	\$119.67	16	\$1,914.72
SUBTOTALS					Prime	\$460,705.00
					Consultant(s)	\$195,745.44
* Only include "Y" if an LOI was provided for this subconsultant in Master Agreement						
% Complete Invoicing is Allowed						
				Total Fee (\$)		
	(milestone per proposal - Schematic Design, etc.)			\$0.00		
	(milestone per proposal - Design Development, etc.)			\$0.00		
	(milestone per proposal - Construction Documents, etc.)			\$0.00		
	(milestone per proposal - Construction Administration, etc.)			\$0.00		
	(milestone per proposal)			\$0.00		
	(milestone per proposal)			\$0.00		
	Subtotal			\$0.00		
* Only include "Y" if an LOI was provided for this subconsultant in Master Agreement						
Anticipated Reimbursables (Receipts are required for invoicing)						
	Reimbursables (not to exceed)					\$500.00
	M/M - Setting of Range Points					\$17,500
	Additional Services					
	For this Task Order:					
	M/WBE Total \$	\$86,350.44				
	M/WBE Total %	13%				
TOTAL FEE THIS TASK ORDER						\$674,450.44

Completed By (SIGNATURE): _____
 Brian Berryhill, Principal
 Roth Sheppard Architects