



TO: _____

SUBJECT: PSS Architectural Services Branch Review

Project Name: _____

Project Address: _____

Owner/Borrower Name: _____

Program: _____

Document Reviewed	Date or No.	Recommendation

This memo is for internal Agency use only. The Reviewer's comments may be shared with Borrowers and their consultants as Program Staff considers appropriate. This review is for Rural Development lending purposes only and does not relieve the Project Architect, Owner or Contractor from compliance with any Rural Development requirements or standards, applicable building codes, accessibility standards, other federal, state and local laws, or any other regulatory requirement. Agreements and contracts are reviewed for Agency requirements only. Program Staff must confirm legal names and do not pay status as applicable.

Reviewer Comments:

This change order is recommended provided there are sufficient funds to meet existing contractual obligations and the cost of the change. This review is limited to the information contained within the submitted documents; it is not based on a site inspection and does not attest to the work in place or conditions at the construction site.

This pay application review is limited to the information contained in the submitted documents; it is not based on a site inspection and does not attest to the correctness of the quantities or that the work has been performed in accordance with the contract documents.

Signature

Reviewer Name

cc:

Comments on the PAR:

- Need to include the Architectural Barriers Act (ABA) with the applicable codes and standards. 1.
There is no cost listed for “clerk of the works”. Does the Town plan on submitting a waiver? 2.
Is a new radio/antenna system required at the new building? 3.

Build America Buy America Act will apply to this project. The design team and Owner will be responsible to ensure the contractor is in compliance with the Act. This will also affect the cost estimate. 4.

I understand certain items are required for this type of building, but the cost seems excessive given the size of the police department. 5.

The site plan calls out for lower-level access but there is no mention of it in the narrative and the floor plan doesn’t show a staircase. 6

The site plan does not show the proposed floor plan. 7

Some of the narrative on page 12 appears to have been cut off. 8

Will a vehicle exhaust system be required? I know fire departments are required to have it. 9

The site is a former industrial site. There is a high probability of contaminated soil or lead/asbestos if the building(s) are still standing. 10

What is the planned contract method: DBB, DB, or CMc? 11

1. Referenced on Pg 8 of the report
2. Added to budget on Pg
- 3.
4. Buy American may add up to 15% to the cost, but the budget and contingencies will cover this increase.
5. This is standard costs currently. This facility also has holding cells which add substantial costs.
6. Original plan was one story - we have included sketches for 2-story. It will be determined through Schematic design Phase and especially based on more detailed survey of site topography
7. See above - the two plans now agree
8. Additional text added and discussion of site contamination.
9. It is not required as the vehicles are not diesel and do not need to remain running in the cold weather.
10. See page 12 of the report.
11. CMc is the planned contract delivery system