

Client:	Town of Tillsonburg	Date:	July 30, 2024
Reason:	Client Request – Change in Scope of Work	Project Name:	Tillsonburg New Town Hall
Reference:	attached ASWR Analysis	Project No.:	22384

Description:

For the change in the scope of the original work for the development of Option 2A from the Town Hall Feasibility Study to now redesigning for the complete demolition of the entire existing building at Lisgar Avenue and construction of a new Town Hall, based on the current approved space program, space needs, room size, quantity and types and adjacency. This is to bring the new design of the project to the same level of progress of the current project as of the date of this ASWR (at 90% DD).


Total Additional Fees(excluding HST) \$82,131.00

The project costs are hereby amended as follows:

Original Total Consultant’s fee	=	\$770,220.00 + HST
Discount on DD per Paul Sapounzi re: Invoice 33970 on project 22355	=	-\$ 15,200.00 + HST
Increase in fees due to this ASWR#1 – Change Order 1	=	+\$82,131.00 + HST
New Total Consultant’s fee	=	\$837,151.00 + HST

Prepared by the Architect

Paul Sapounzi, CEO



2024.07.30

Name and title of person signing

signature

date

The undersigned agrees with the scope of work and the associated cost for additional consulting services as described above and authorizes +VG Architects to proceed with this work.

Jonathon Graham, Director of Operations
& Development

signature

date

https://ventingroup-my.sharepoint.com/personal/jmakey_plusvg_com/Documents/ASWR#1 2024.07.30.docx

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TILLSONBURG TOWN HALL_ASWR ANALYSIS

SD

We can save time on 33%
 Programming,
 Office Space size & Requirements
 Part of Spatial relationship / adjacency requirements (since we are changing the foot print)

We still need to redesign & repeat work on 67%
 Floor plan layout design based on the new scenario
 Space saving strategies
 Site plan design
 Exterior concept design
 Code review
 Costing Updates

DD

We can save time on 10%
 Understanding site condition & constraints (Including review of current reports)

We still need to repeat work on 90%
 Floor plan Developed layout Design
 Project data and briefs based on the new design
 Site plan Developed Design
 Coord. of the work of engineers based on the new design layout
 Engineering design
 Continue reviewing the code for the new design
 Costing Updates

	Previous Project	Current Project Contract						
		SD Previous	DD	CD	Tender	CA	Closeout	Other
Tillsonburg New town 2023-2024	\$19,000	28.30%	28.20%	2.60%	38.10%	2.18%		\$770,220
Discount on DD per Paul Sapounzi re: Invoice 33970 on project 22355		-\$15,200						-\$15,200
SUBTOTAL		\$202,792	\$222,008	\$20,000	\$293,451	\$16,769		\$755,020
Completed to-date	100%	90%						
Billed to-date	\$19,000	\$182,513						
Increase in project area/scope during DD (@10%) = \$ 77,022								
Reduced fee (ASWR) Request*		\$82,131						\$82,131
								\$837,151

* Additional fee (ASWR) to bring the modified new design to the same progress stage as the current design @ 90%DD

Executive Summary

Contract Value as per RFP	\$770,220	
Increase in project area/scope during DD (@10%)	\$77,022	
Subtotal_Revised as presently designed	\$847,242	
Work completed todate (90% x 28.3% x \$770,220)	\$196,175	23.70%
ASWR for Changes to bring it to current stage (90%DD)	\$82,131	10.66%

Out of the 23.7% (work completed to-date) we are providing 13.04% credit for the work that can be recovered/saved from base contract efforts towards the new design .