

SECOND READ · AMENDMENT DRAFT

A precise, human-reviewed starting point before additional work begins.

RIDGELINE COMMUNITY HEALTH CENTER

One request reads as Basic.

One reads as Additional.

COVERED DROP-OFF · 26–40 HOUR PLANNING RANGE

Authorization remains pending.

SECOND READ AT A GLANCE

PROJECT	22,000 sf outpatient clinic · CD · 70% set issued
OWNER	Regional health system (fictional)
AGREEMENT	AIA B101–2017 profile · date to be confirmed
ARCHITECT	Fictional 18-person architecture firm
REQUEST	Covered drop-off concept, site/civil revision, and one consultant coordination cycle.

AUTHORIZATION PENDING

The cited agreement language says the architect does not proceed with Additional Services until written owner authorization is received. The architect makes the call.

THE SECOND READ

The lobby reception move reads as a Basic Services refinement. The covered drop-off reads as Additional because it introduces a structural element and site/civil and consultant coordination outside the approved program. This is an arguable read: whether a footing is required remains open.

DEMO BOUNDARY

Fictional example for product demonstration only. Gromby offers a commercial second read; the architect reviews, edits, sends, and executes any final document. No legal advice or AIA endorsement is implied.

G802-STYLE AMENDMENT DRAFT

Original Gromby layout · prepared for architect review · not an official AIA document.

DEMO / DRAFT FOR REVIEW

This fictional sample is not an official AIA form, is not endorsed by AIA, and is not an executed amendment. Complete legal names, dates, compensation, and signatures before any use.

OWNER

Regional health system · Ridgeline Community Health Center (fictional; confirm legal entity)

ARCHITECT

Fictional 18-person architecture firm (confirm legal entity)

PROJECT

Ridgeline Community Health Center · 22,000 sf outpatient clinic

AGREEMENT

AIA B101–2017 profile · executed date to be confirmed

AMENDMENT REFERENCE

G802-style sample · Amendment No. DEMO-01 · Construction Documents phase

STATUS

Authorization pending · no work authorized by this draft

1. ADDITIONAL SERVICES

Covered drop-off concept; site/civil revision; and one consultant coordination cycle. This draft describes proposed professional services, subject to architect review and written owner authorization.

2. COMPENSATION / EFFORT

Planning range: 26–40 hours at the architect's rate card. Fee amount is entered and approved by the architect; this range is not a quote. Payment terms remain subject to the final amendment and underlying agreement.

3. SCHEDULE

Permit milestone impact to be confirmed after written authorization, scope confirmation, and determination of whether structural support is required.

4. EXCLUSIONS

Structural re-coordination if a footing or foundation is required; structural design or calculations; permit review or resubmittal; construction administration; contractor pricing; and owner-added scope after this read.

5. AUTHORIZATION

Pending. The architect will not proceed with the described Additional Services until written authorization is received and this draft is reviewed. Gromby does not send, sign, or execute documents.

OWNER AUTHORIZATION

Authorized representative / date

ARCHITECT REVIEW

Authorized representative / date

BASIS, BOUNDARIES & SECOND READ

A compact review panel for the principal before any owner-facing document is finalized.

WHY THIS DRAFT EXISTS

Owner request: “Can you add the covered drop-off we talked about at the last OAC?”
The Second Read treats that request as Additional on the stated fictional facts, while
flagging the footing question for architect and structural-consultant confirmation.

HUMAN REVIEW REQUIRED

YOU MAKE THE CALL

This is a commercial, cited second read — not a determination of scope and not legal advice. Review the agreement, facts, fee, schedule, and final document before communicating externally.

CITED CONTRACT BASIS

BASELINE · ARTICLE 3 §3.3.2

“The approved program identifies the scope of the outpatient clinic without a covered drop-off structure.”

TRIGGER · §4.2.1.1

“Changes in the Initial Information that affect the Architect’s services are Additional Services.”

AUTHORIZATION · §4.2.1

“The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner’s written authorization.”

EFFORT RANGE & ASSUMPTIONS

26–40 HOURS

One architect-led canopy concept; one site/civil revision cycle; one consultant coordination cycle;
usable existing survey and project data. No fee is shown because no rate card is provided.

WHAT THIS SAMPLE WILL NOT GUESS

Will the canopy need a footing or foundation? That answer changes the structural coordination and the effort range. The architect confirms this with the structural consultant before finalizing the amendment.

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