



Additional Services Proposal 02

Date: March 19, 2019

Client: John Calise, CSRM
Executive Director of Facilities, Maintenance and Operations
Berkeley Unified School District
1707 Russell Street
Berkeley, CA. 94703

Project Name: BUSD LeConte (now Sylvia Mendez) ES Roofing
Project Address: 2241 Russell St, Berkeley, CA 94705

IR Project No.: 2018-008-01

Agreement for Additional Services

Interactive Resources, Inc. (Architect/Engineer) proposes to provide professional services for the subject project as follows:

Description of Additional Services:

The following is a partial list of Construction Administration services that were affected or increased due to extended construction schedule and/or the Contractor's activities leading up to and during execution of the contract. A list of specific procedural deficiencies was detailed in an email sent to the team on 8/16/18. We have spent on Construction administration alone so far \$48,655 for which our agreement was for 6 weeks of construction administration-related services for a fee of \$13,920. Please accept this additional services proposal as an official request to be fairly compensated for additional time and effort by our firm for work performed due to reasons that were not anticipated, were out of our control, and we feel were due in large part to the choice to proceed with a bid that was significantly under both the cost estimate and all other bids submitted.

- **Submittal 1** was received 7/10/18. It was incomplete as noted on the submittal review report returned to the Contractor. Without the Contractor's stamp of compliance or cover sheet, and without specification references, it required significant review and comment time. We anticipate further review time when missing items are submitted.
- **Submittal 1** included a **tapered insulation** quote sheet with a sketch that was unclear whether intended to be a shop drawing (required). No shop drawing meeting the requirements in the specifications was submitted. Additional actions relating to tapered insulation and lack of shop drawings include:

- RFI 4 on 7/27/18 regarding nailer height, cricket layout
 - Site meeting with Certainteed on 8/3 to discuss alternate tapered insulation layout at high classroom roof.
 - We had several subsequent discussions on the site regarding alternative tapered insulation layouts. Despite requesting a sketch or drawing of the proposed alternate layout, in order to move forward we prepared the “shop drawing” of the tapered insulation for the high roof and issued it in ASI 03, along with new drains location.
- **Drains were not tested and scoped** prior to start of work as required by contract documents; as of this writing we are still waiting for delivery of videos to the client. The Contractor requested to replace all existing drains with retrofit drains; a retrofit drain substitution was submitted under RFI 6, pending the results of drain testing this request was not approved. We spent significant time determining whether a retrofit drain was suitable, the method for installation where no drain exists, and whether required at any existing drain locations.
 - **Submittal 14 metal skylights** – Submittal incomplete, lacking delegated design component and drawings stamped by Structural Engineer per the specifications. Submittal 14 was rejected by CM. Even though a submittal is rejected as incomplete, it still requires review time to determine that a submittal is substantially incomplete and should be rejected. Per the Division 1 specifications, any submittal not bearing the contractor’s stamp of compliance is subject to rejection without review; however, in the interest of moving forward we provided a preliminary review of Submittals 14 and 15.
 - **Submittal 15 roof ladder** – Submittal incomplete, lacking delegated design component and drawings stamped by Structural Engineer per the specifications. Shop drawings submitted did not reflect the conditions at the site.

Skylight curbs and temporary cover

- At site meeting on (8/20/18), the Contractor indicated that they would not install the temporary skylight curbs and temporary covers per the bid documents and DSA approved drawings issued as ASI-02 on 8/1/18. The Contractor verbally proposed retaining the existing skylights in lieu of the curbs and temporary covers shown in the DSA approved drawings.
- The Contractor determined 8/23/18 that the existing skylights were not suitable for temporary cover and intended to install curbs and temporary covers per ASI-02; however, fire treated pressure treated wood was determined to be unobtainable (8-12 week lead time). Contractor requested alternate curb and temporary cover method.
- We researched alternatives to the DSA-approved design, including options to construct curbs out of alternative materials, and submitted a CCD to DSA requesting approval for a fire-treatment coating to be shop-applied to pressure-treated wood. We also requested clarification from DSA regarding the necessity to fire treat wood curbs at a concrete roof.

- We received DSA approval to use the shop-applied fire treatment, which can be applied to readily available pressure treated wood.

Extended Construction Period

Per the IR Scope of Services detailed in the fee proposal, a 56-day construction period was assumed. From Construction kick-off on June 21st, approximately 92 days have elapsed. Completion of the roof replacement, exclusive of the deferred skylight component, will likely last at least 100 days from construction kick-off.

DSA Access Compliance

In addition to procedural delays and deficiencies noted above, we encountered unanticipated effort to satisfy DSA Access Compliance requirements, increased by the lack of compliant accessible restrooms for students at the school.

DSA Access Compliance review comments required us to demonstrate that there is at least one accessible restroom for students at the school. Surprisingly, despite a 2014 DSA-approved modernization project, we found no compliant accessible restroom for boys in the school. I made two site visits documenting restrooms in the building, determined that a single-user restroom currently assigned to adults could be assigned instead to students to satisfy the DSA Access Compliance requirement, and prepared DSA documents to demonstrate that there will be an accessible restroom for students at the completion of the roof replacement.

Compensation

- **Compensation for the above-mentioned additional services, and for all remaining efforts for this project, including DSA closeout of the project, will be for a lump sum of \$75,000.**

Execution

A copy of this Additional Services Agreement signed and returned to Interactive Resources will amend our existing contract dated March 27, 2018.



Name: Andrew Butt, AIA	Date	Client Signature	Date
Title: Managing Principal	3/19/19		