

AMENDMENT NO. 2

TO AGREEMENT FOR PROFESSIONAL SERVICES

WITH

CAW ARCHITECTS

FOR

ABBOTT MIDDLE SCHOOL NEW GYM AND CLASSROOMS PROJECT
PROJECT #16-118 (CONTRACT #2351/17)

SAN MATEO – FOSTER CITY SCHOOL DISTRICT

MAY 14, 2019

**AMENDMENT NO. 2
TO AGREEMENT FOR PROFESSIONAL SERVICES
DATED MAY 14, 2019**

Between:

OWNER: San Mateo - Foster City School District
1170 Chess Drive
Foster City, CA 94404
(Hereinafter "District")

and

CONSULTANT: CAW Architects
455 Lambert Ave.
Palo Alto, CA 94306
(Hereinafter "Consultant")

SUBJECT:

Abbott Middle School New Gym and Classrooms Project
Contract No. 2351/17
Amendment No. 2

1. The "Scope of Services" of the above referenced Agreement is hereby modified as follows:
(For "Scope of Additional Services" refer to the Exhibit A:
Abbott Middle School for:
 1. **Value engineering cost analysis efforts.**
 2. **City permitting effort.**
 - a. **Attended multiple meetings with the city staff**
 - b. **Team developed application packets for permit submittal**
 - c. **CAW and civil engineering team developed new exhibits for application package**
 - d. **CAW responded to City comments and questions**
 3. **Separate phasing of Modernization package.**
 - a. **Had to divide DSA (Division of State Architect) package for Modernization and New Gym packages.**
 - b. **Had to provide ADA modifications for restrooms upgrade and parking lot revisions.**

“Compensation and Payment” of our Agreement approved by the BOT 05/04/17 is hereby modified to allow for the additional fees required to implement the above changes. The present fee of architectural services of \$1,756,138.00 is hereby increased by a not-to-exceed fee of **\$60,758.00**, for a fixed fee of **\$1,756,138.00** for the architectural services.

The new contract amount is **\$1,816,896.00**.

The contract completion date of the project after receiving the Amendment changed to the summer of 2020.

All other conditions of our Agreement (and subsequent Amendment(s) set forth above) remain in full force and effect as originally stated.

IN WITNESS WHEREOF, the Consultant has executed this Amendment, and the District by its officers, who is authorized to do so, has executed this Amendment.

CONSULTANT:

By: _____

Dated: _____

Brent McClure, AIA
Principal

SAN MATEO - FOSTER CITY SCHOOL DISTRICT:

By: _____

Dated: _____

Carolyn Chow
Chief Business Official

May 7, 2019

Mr. Jose-Joel Cadiz
Director of Facilities Maintenance Operations and Transportation
San Mateo Foster City School District
1410 South Amphlett Blvd.
San Mateo, CA 94402

**RE: PROPOSAL FOR PROFESSIONAL SERVICES: ADDITIONAL SERVICES #4
VALUE ENGINEERING COST ANALYSIS EFFORTS**

Dear Joel:

As part of the value engineering efforts of the team, the District requested additional cost estimates to confirm the breakout of the modernization scope and to identify specifically various options for value engineering. This effort required additional unanticipated work by both the cost estimator and the CAW team.

ADDITIONAL SCOPE DESCRIPTION

The team worked together to identify the following specific cost estimates and value engineering items:

- Separate cost estimate for the modernization scope of work
- Multiple versions of value engineering cost estimates for specific areas of work being considered as additive alternates and/or value engineering scopes
- Participation in numerous value engineering meetings with the District

SUMMARY OF FEES

Based on the additional scope outlined above, we request that the District increase our contract amount by \$ 10,160 to compensate for these additional services. See attached Exhibit A below for breakdown of fees.

Additional Fees:

Architectural Fees	\$	4,000
Cost Estimation Fees	\$	5,600
<u>10% Markup on Consultant Services</u>	\$	560
TOTAL Additional Fees	\$	10,160

Should the terms and conditions, assumptions, scope of work, and corresponding fees be acceptable, we would ask that this proposal form part of our Owner / Architect Agreement. Again we want to express how grateful we are to have this opportunity to work together with San Mateo Foster City Unified, and we look forward to a long-lasting, successful working relationship with the District.

Very truly yours,



Brent McClure AIA

Exhibit A: Detailed Fee Summary

	\$/HR	TOTAL HRS	BUDGET	SUBTOTAL
CITY PERMITTING PROCESS				
Project Manager	150	15	\$ 2,250	
Job Captain	125	14	\$ 1,750	
TOTAL CAW FEES				\$ 4,000

CONSULTANTS FEES				
Cost Estimation				\$ 5,600
10% Markup on Consultant Services				\$ 560
TOTAL CONSULTANT FEES				\$ 6,160
TOTAL CAW & CONSULTANT FEES				\$ 10,160



May 1, 2019

Mr. Jose-Joel Cadiz
Director of Facilities Maintenance Operations and Transportation
San Mateo Foster City School District
1410 South Amphlett Blvd.
San Mateo, CA 94402

**RE: PROPOSAL FOR PROFESSIONAL SERVICES: ADDITIONAL SERVICES #5
CITY PERMITTING EFFORT**

Dear Joel:

The District requested that our team engage in a city permitting process that was not anticipated in our original fee structure. Our team worked with the District and City to perform the following additional services:

- Attended multiple meetings with the city staff to determine the process that would be required for the application
- Team developed application packets for permit submittal
- CAW and Civil engineering team developed new exhibits for application package
- CAW responded to City comments and questions

In the end, the City determined that the application would not need to be processed, and our team's efforts were halted.

SUMMARY OF FEES

Based on the additional scope outlined above, we request that the District increase our contract amount by \$ 16,518 to compensate for these additional services. See Exhibit A below for a more detailed summary of these additional costs.

Additional Fees:

CAW Additional Fees	\$	8,378
<u>Civil Engineer Additional Fees</u>	<u>\$</u>	<u>8,140</u>
SUBTOTAL CAW Fees	\$	16,518

Should the terms and conditions, assumptions, scope of work, and corresponding fees be acceptable, we would ask that this proposal form part of our Owner / Architect Agreement. Again we want to express how grateful we are to have this opportunity to work on this great project together with San Mateo Foster City Unified, and we look forward to building a long-lasting, successful working relationship with the District.

Very truly yours,

Brent McClure AIA
Principal
Cody Anderson Wasney Architects, Inc.

Exhibit A: Detailed Fee Summary

	\$/HR	TOTAL HRS	BUDGET	SUBTOTAL
CITY PERMITTING PROCESS				
Project Manager	150	39	\$ 5,850	
Job Captain	125	8	\$ 1,000	
Designer I	65	23.5	\$ 1,528	
TOTAL CAW FEES				\$ 8,378

CONSULTANTS FEES			
Civil Engineering - See Attached Summary of Hours Spent			\$ 7,400
10% Markup on Consultant Services			\$ 740
TOTAL CONSULTANT FEES			\$ 8,140
TOTAL CAW & CONSULTANT FEES			\$ 16,518

Abbott Middle School - City Permit - C2G/Civil Consultants Group, Inc - Additional Services

Dates	Description	C2G/Civil Consultants Group, Inc. - Staffing			Total Cost
		Principal Hours	Senior Project Manager Hours	Project Manager hours	
3/8/18 - 4/18/18	Encroach Permit/City Submittal for offsite Improvements	3	1		\$800
				Subtotal:	\$800
9/24/18-10/3/18	Coordination/Discussion - City on-site Permit Process	3			\$630
	Draft Conditions of Approval from City - Coordination		1	2	\$480
	cross section exhibit - Building/Slope	1	4		\$890
				Subtotal:	\$2,000
10/17/2019 - 10/24/18	Quantify Imperv Area (Pre & Post), Revise Sheets C1.1 & C2.1		3	4	\$1,130
	Show limits of Over-excavation & Recompeaction		1	3	\$635
	Generate & Revise cross section exhibits - Building/Slope	1		5	\$985
	Generate 3D surface for Cut/Fill Analysis for building	1	2	4	\$1,170
				Subtotal:	\$3,920
12/26 - 12/27/18	Separate Plans Set for City Submittal		2		\$340
				Subtotal:	\$340
1/4/19 - 1/18/19	Grading Permit Coordination		2		\$340
	Coordinate with Geotech for grading plan review			Subtotal:	\$340

Total Hours: 9 16 18

Additional Services Total Cost: \$7,400

C2G - 2018 Schedule of Hourly Rate	
Principal	\$210
Sr. Project Mgr.	\$170
Project Mgr.	\$155



May 10, 2019

Mr. Jose-Joel Cadiz
Director of Facilities Maintenance Operations and Transportation
San Mateo Foster City School District
1410 South Amphlett Blvd.
San Mateo, CA 94402

**RE: PROPOSAL FOR PROFESSIONAL SERVICES: ADDITIONAL SERVICES #6
SEPARATE PHASING OF MODERNIZATION PACKAGE**

Dear Joel:

The District requested that our team develop a separate package in order to expedite the modernization scope (all non-structural work), and a second submittal included the new construction, site work and modernization of the music building basement. As our original contract provided for the project to be bid as one project, and no allowances were made for separate bid packages or phasing of the project, there are additional design and coordination fees associated with separating out this package, as outlined below.

PROJECT DESCRIPTION

We separated out the non-structural modernization scope into a separate documentation package as follows:

- Modernization of existing library to form new classroom
- Completion of modernization begun by District in RSP1 room (updates to mechanical system)
- Renovation of existing original District kitchen to accommodate more usable storage space
- Modernization of existing staff lounge to include staff work room (to replace the one removed in the library modernization)
- Associated restroom upgrades and parking lot revisions to serve these areas of work

PROJECT SCHEDULE

The overall project budget and schedule has not been adjusted for this separation of the two packages, but the modernization package was constructed during the summer of 2018, and the construction of the new gym and locker room buildings is underway at this time.

ADDITIONAL SERVICES SUMMARY

The following tasks are additional scope for our team:

- PERMITTING PHASE: Additional submittal to DSA and DSA backcheck appointments were required, and coordination of securing approved documents for this specific scope.
- BIDDING PHASE: Assistance with separate bid walks and bid documentation development.
- CONSTRUCTION ADMINISTRATION PHASE: Our team attended construction meetings and responded to questions and issues that arose in the field, separate from the larger project construction administration efforts rather than running parallel to it. Multiple coordination issues were overseen for mechanical systems adjustments during CA.
- PROJECT CLOSEOUT: Separate closeout through DSA was required for the separate DSA application number.

SUMMARY OF FEES

Based on the additional scope outlined above, we request that the District increase our contract amount by \$ 34,080 to compensate for these additional services. See Exhibit A below for a more detailed summary of these additional costs.

Additional Fees:

Permitting and Bidding Phase	\$	10,420
Construction Administration Phase	\$	10,200
<u>Closeout Phase</u>	<u>\$</u>	<u>2,460</u>
SUBTOTAL CAW Fees	\$	23,080

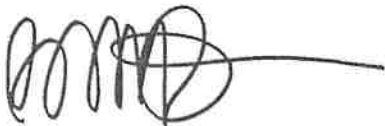
Fees Broken Down by Discipline:

Mechanical /Plumbing	\$	10,000
<u>10% Markup on Consultant Services</u>	<u>\$</u>	<u>1,000</u>
SUBTOTAL Consultant Fees	\$	11,000

TOTAL ADDITIONAL FEES	\$	34,080
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Should the terms and conditions, assumptions, scope of work, and corresponding fees be acceptable, we would ask that this proposal form part of our Owner / Architect Agreement. Please do not hesitate to contact me to discuss further the contents of this proposal. Again we want to express how grateful we are to have this opportunity to work together with San Mateo Foster City Unified, and we look forward to a long-lasting, successful working relationship with the District.

Very truly yours,



Brent McClure AIA
Principal - Cody Anderson Wasney Architects, Inc.

Exhibit A: Detailed Fee Summary

	WKS	\$/HR	HRS/ WK	TOTAL HRS	BUDGET	SUBTOTAL
PERMITTING / BIDDING						
Principal	2	250	3	6	\$ 1,500	
Project Manager	2	175	4	8	\$ 1,400	
Job Captain	2	125	16	32	\$ 4,000	
Designer I	2	110	16	32	\$ 3,520	
						\$ 10,420
CONSTRUCTION ADMINISTRATION						
Project Manager	8	175	3	24	\$ 4,200	
Designer I	8	110	6	48	\$ 6,000	
						\$ 10,200
CLOSE OUT						
Project Manager	2	175	2	4	\$ 700	
Designer I	2	110	8	16	\$ 1,760	
						\$ 2,460
TOTAL CAW FEES						\$ 23,080

CONSULTANTS FEES			
Mechanical / Plumbing / Fire Protection			\$ 10,000
10% Markup on Consultant Services			\$ 1,000
TOTAL CONSULTANT FEES			\$ 11,000
TOTAL CAW & CONSULTANT FEES			\$ 34,080