

# HMC Group

**Amendment No.** 1

**Date:** February 3, 2022

**Project Name:** San Mateo Foster City School District  
Parkside Montessori School Multipurpose Building and Site Work  
HMC #3542005-000

## **AMENDMENT NO. 1 TO OWNER/ARCHITECT AGREEMENT**

**That certain Owner/Architect Agreement (Agreement) dated April 14, 2021, by and between San Mateo Foster City School District (Owner) and HMC Group (Architect), with respect to providing Architectural and Engineering Services is hereby amended, modified, and revised as follows:**

### **Scope of Work:**

Increase in Construction Cost Value for Modernization and New Construction at Parkside Montessori School.

### **Compensation:**

Construction Cost Budget estimated at Ten Million Two Hundred Sixty-Seven Thousand Three Hundred Thirty-Four Dollars (\$10,267,334). HMC will provide the services outlined in the Scope of Work above for a fee preliminarily estimated to be **Three Hundred Sixty-Seven Thousand Seven Hundred Twenty-One Dollars (\$367,721)**, as follows:

Construction Cost - **\$10,267,334**

56% NEW CONSTRUCTION - Based on SAB/OPSC Fee Structure - **\$5,763,755**

44% MODERNIZATION - Based on SAB/OPSC Fee Structure - **\$4,503,579**

#### **SAB/OPSC Fee Structure for NEW CONSTRUCTION**

1. Nine percent (9%) of the first Five Hundred Thousand Dollars (\$500,000) of computed cost.
2. Eight and one-half percent (8-1/2%) of the next Five Hundred Thousand Dollars (\$500,000) of computed cost.
3. Eight percent (8%) of the next One Million Dollars (\$1,000,000) of computed cost.
4. Seven percent (7%) of the next Four Million Dollars (\$4,000,000) computed cost.
5. Six percent (6%) of the next Four Million Dollars (\$4,000,000) of computed cost.
6. Five percent (5%) of computed cost in excess of Ten Million Dollars (\$10,000,000).

Computed Cost of NEW CONSTRUCTION: **\$5,763,755**

Fee based on Computed Costs: **\$430,963**

#### **SAB/OPSC Fee Structure for MODERNIZATION**

1. Twelve percent (12%) of the first Five Hundred Thousand Dollars (\$500,000) of computed cost.
2. Eleven and one-half percent (11 1/2%) of the next Five Hundred Thousand Dollars (\$500,000) of computed cost.
3. Eleven percent (11%) of the next One Million Dollars (\$1,000,000) of computed cost.
4. Ten percent (10%) of the next Four Million Dollars (\$4,000,000) of computed cost.
5. Nine percent (9%) of the next Four Million Dollars (\$4,000,000) of computed cost.
6. Eight percent (8%) of computed cost in excess of Ten Million Dollars (\$10,000,000).

Computed Cost of MODERNIZATION: **\$4,503,579**

Fee based on Computed Costs: **\$477,858**

The total award from the initial construction contract(s), plus the cost of all approved additive contract change orders with the exception of items resulting from errors and omissions on the part of the architect unless such Change Order results in value added to the project to the extent that such item or component would have been otherwise valued at bid time. In addition, the computed cost will include General Conditions and related Construction Management fees for CM/Multiple Prime Contracts.

# HMC Group

For those projects or portions of projects that are designed assuming a single bid package that are subsequently let using separate bid packages, the computed Architect's fee shall be based utilizing the above referenced sliding scale for each separate bid package.

**Fee Breakdown:**

New Construction:	\$430,963
Modernization:	\$477,858
<b>Total Revised Fee</b>	<b>\$908,821</b>

**Fee Summary:**

Original Fee:	\$541,100
<b>Amendment No. 1 (Construction Cost Increase)</b>	<b>\$367,721</b>
<b>Total Revised Fee</b>	<b>\$908,821</b>

Please review this Amendment and if it meets with your approval, please sign and return one (1) original to my attention.

**HMC GROUP**  
**3546 Concours Street**  
**Ontario, CA 91764**

**San Mateo Foster City School District**  
**1170 Chess Drive**  
**Foster City, CA 94404**

By \_\_\_\_\_  
Brian Meyers LEED AP BD+C (Date)  
Principal / Pre K12 Practice Leader

By \_\_\_\_\_  
Mr. Patrick Gaffney (Date)  
Chief Business Official

cc: S. Jimenez, File-CN-AOA  
Amendment No. 1\_Construction Value Increase

# HMC Group

**Amendment No.** 2

**Date:** February 3, 2022

**Project Name:** San Mateo Foster City School District  
Parkside Montessori School Multipurpose Building and Site Work  
HMC #3542005-000

## **AMENDMENT NO. 2 TO OWNER/ARCHITECT AGREEMENT**

**That certain Owner/Architect Agreement (Agreement) dated April 14, 2021, by and between San Mateo Foster City School District (Owner) and HMC Group (Architect), with respect to providing Architectural and Engineering Services is hereby amended, modified, and revised as follows:**

### **Scope of Work:**

Exploration, design, and coordination for a Student Support Building at Parkside Montessori School.

### **Compensation:**

HMC will provide the services outlined in the Scope of Work per attached Add Service Request - ASR #2 (dated October 12, 2021) for a fee preliminarily estimated to be **Fourteen Thousand Seven Hundred Sixty-Five Dollars (\$14,765)**.

"Compensation and Payment" of our Agreement approved by the BOT April 14, 2021 is hereby modified to allow for the additional fees required to implement the above changes.

### **Fee Summary:**

Original Fee:	\$541,100
Amendment No. 1 (Construction Cost Increase)	\$367,721
<b>Original Revised Fee</b>	<b>\$908,821</b>

<u>Amendment No. 2 (Student Support Building)</u>	<u>\$ 14,765</u>
<b>Total Revised Fee</b>	<b>\$923,586</b>

The present fee of architectural services of \$908,821 is hereby increased by a not-to-exceed fee of **\$14,765**, for a fixed fee of **\$923,586** for the architectural services.

The new contract amount is **\$923,586**.

The contract completion date of the project after receiving the Amendment does not change from the summer of 2024.

Please review this Amendment and if it meets with your approval, please sign and return one (1) original to my attention.

**HMC GROUP**  
**3546 Concoors Street**  
**Ontario, CA 91764**

**San Mateo Foster City School District**  
**1170 Chess Drive**  
**Foster City, CA 94404**

By \_\_\_\_\_  
Brian Meyers LEED AP BD+C (Date)  
Principal / Pre K12 Practice Leader

By \_\_\_\_\_  
Mr. Patrick Gaffney (Date)  
Chief Business Official

cc: S. Gradillas, File-CN-AOA  
Amendment No. 2\_StudentSupportBuilding

# HMC Group

**Amendment No.** 3

**Date:** February 3, 2022

**Project Name:** San Mateo Foster City School District  
Parkside Montessori School Multipurpose Building and Site Work  
HMC #3542005-000

## **AMENDMENT NO. 3 TO OWNER/ARCHITECT AGREEMENT**

**That certain Owner/Architect Agreement (Agreement) dated April 14, 2021, by and between San Mateo Foster City School District (Owner) and HMC Group (Architect), with respect to providing Architectural and Engineering Services is hereby amended, modified, and revised as follows:**

### **Scope of Work:**

Re-evaluate location and redesign Multipurpose Building during schematic design phase at Parkside Montessori School.

### **Compensation:**

HMC will provide the services outlined in the Scope of Work per attached Add Service Request - ASR #3 for a fee preliminarily estimated to be **Sixty-Three Thousand Two Hundred Fifteen Dollars (\$63,215)**.

"Compensation and Payment" of our Agreement approved by the BOT April 14, 2021 is hereby modified to allow for the additional fees required to implement the above changes.

### **Fee Summary:**

Original Fee:	\$541,100
Amendment No. 1 (Construction Cost Increase)	\$367,721
Amendment No. 2 (Student Support Building)	\$ 14,765
<b>Revised Fee</b>	<b>\$923,586</b>

Amendment No. 3 (New Location Re-design)	\$ 63,215
<b>Total Revised Fee</b>	<b>\$986,801</b>

The present fee of architectural services of \$923,586 is hereby increased by a not-to-exceed fee of **\$63,215**, for a fixed fee of **\$986,801** for the architectural services.

The new contract amount is **\$986,801**.

The contract completion date of the project after receiving the Amendment does not change from the summer of 2024.

Please review this Amendment and if it meets with your approval, please sign and return one (1) original to my attention.

**HMC GROUP**  
**3546 Concours Street**  
**Ontario, CA 91764**

**San Mateo Foster City School District**  
**1170 Chess Drive**  
**Foster City, CA 94404**

By \_\_\_\_\_  
Brian Meyers LEED AP BD+C (Date)  
Principal / Pre K12 Practice Leader

By \_\_\_\_\_  
Mr. Patrick Gaffney (Date)  
Chief Business Official

cc: S. Gradillas, File-CN-AOA  
Amendment No. 3\_NewLocationRedesign

February 4, 2022

Ms. Amy Ruffo  
Director of Facilities and Construction  
San Mateo-Foster City School District  
1170 Chess Drive  
Foster City, CA 94404

Project: Parkside Montessori  
Multipurpose Building Project  
HMC #3542005-000

Subject: Proposal for Additional Architectural & Engineering Services  
Add Service Request ASR#04  
Geotech Report Recommendations Revisions

Dear Ms. Ruffo,

HMC Group hereby submits the following proposal to provide Architectural, Structural, Pile Engineer for the Multipurpose Building on the Parkside Montessori School site.

#### **A. Background**

The District provided the final Geotechnical Report on 12/22/2021. The geotechnical consultant discovered shallow bay mud soil at the building site which they deemed unsuitable for conventional deep foundations or mat slab. They recommend using drilled displacement auger-cast piles. The Design Team will provide a design for a pile-supported grade beam and structural one-way concrete slab foundation system to support the structure. As requested by the District, we have included in this proposal the services of a pile design sub-consultant for the DSA submittal package. The DSA review process is unpredictable specifically pertaining to this type of system. Therefore, we will bill for structural engineering services related to DSA approval of the foundation and pile design on an hourly labor and expense basis not exceed the listed amount in the fee breakdown. However, should the effort exceed the amount, we will seek authorization for increased fee prior to continuing with the work.

#### **B. Scope of Work**

1. Provide fabrication details, notes, and supporting calculations (pile sub-consultant)
2. Provide grade beam and concrete slab foundation system design and details coordinated with the pile design
3. Navigate through the DSA approval process
4. Design to mitigate the corrosive soils condition
5. Support construction phase

#### **C. Exclusions:**

1. Topographical Surveys
2. Geotechnical Investigations
3. Test and Inspections
4. Agency/Permit Fees
5. Consultants and Specialty engineers other than the above mentioned

**D. Compensation:**

HMC will provide the services outlined in the Task A Scope of Work on a fixed fee basis of **One Hundred Six Thousand Two Hundred Fifty Dollars (\$106,250).**

Note: The District and Architect agree & acknowledge that the performance of the Architect's services may depend on circumstances that the Architect cannot control. The schedule and fee, therefore, may be extended by agreement between the Owner and Architect, except where the Architect is solely responsible for Project delays.

**E. Additional Services:**

If Additional Services are required beyond the original Scope of Work, HMC will bill on an hourly basis per Attachment "A", HMC Rate Schedule.

**F. Reimbursable Expenses:**

Reimbursable expenses are in addition to compensation for Basic and Owner approved Additional Services, including printing, plotting (including 3D plotting), delivery and other expenses related to Agency review, including the submittal of electronic files, Bidding, Construction, or other Owner requested costs. Expense of transportation (including mileage) in connection with the Project; Expenses in connection with authorized out-of-town travel, including travel time; and fees paid for securing approval of authorities having jurisdiction over the Project. The Architect's compensation shall be computed based on (1.05) times the amounts invoiced to the Architect.

**G. Authorization/Agreement to Proceed:**

HMC Group is hereby requested and authorized by San Mateo-Foster City School District to provide Architectural / Engineering Services as described above. All the foregoing is agreed to and authorized by:

\_\_\_\_\_  
Brian Meyers  
Principal/Pre K12 Practice Leader

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ms. Amy Ruffo  
Director of Facilities

\_\_\_\_\_  
Date

Please review this Proposal and if it meets with your approval, please sign, and return to my attention.

Sincerely,

**HMC Group**

Judy Krall Architect, LEED® AP  
Senior Project Manager

Encls: Attachment "A" – HMC Hourly Rate Schedule  
Attachment "B" – Fee Analysis

## ATTACHMENT "A"

**HMC Rate Schedule**  
**Hourly Rate by Professional Category**  
 (Not all categories need apply to this contract)

Description	Rates
Principal in Charge	\$ 275
Sr Project Manager/Sr Project Architect/Sr Technical Manager	\$ 215
Project Manager/Project Architect/Technical Manager	\$ 190
Project Leader/Technical Leader	\$ 170
Project Coordinator	\$ 140
Senior Construction Administrator	\$ 225
Construction Administrator	\$ 160
Construction Administration Support	\$ 105
Design Principal	\$ 275
Senior Project Designer	\$ 215
Project Designer	\$ 190
Design Leader	\$ 170
Designer II	\$ 125
Designer	\$ 115
Senior Interior Designer	\$ 215
Senior Interior Project Designer	\$ 215
Sustainable Design	\$ 205
Specifications Writer	\$ 205
Visualization Arts	\$ 180
Agency Compliance	\$ 135
Senior Education Facilities Planner	\$ 220
Education Facilities Planner	\$ 180

These are the current hourly rates effective July 1, 2021, through June 30, 2022 and are subject to change one time annually effective July 1st

**EXHIBIT B**

**Proposal for Additional Architectural / Engineering Services:**

SMFCSD Parkside Montessori  
 3542005-000  
 2/4/2022

**ASR # 04 Geotech Report Recommendations Revisions**

1. Redesign grade beams and structure to be supported by pile foundations
2. Piles Engineer will design and provide calculations for piles foundation
2. Provide Corrosion Control drawings, specifications, and construction administration

POSITION CLASSIFICATION		PIC	Sr PM	Project Architect	Admin Support	Spec	STRUCTURAL	Corrosion	TOTAL
INITIALS		Brian M.	Judy K.	TBD	Monica	TBD	H-L	JDH	HMC HRS
1	Meet / Discuss scope revisions and requirements with District	3	3						6
2	Meet and Coordinate with Geotech Engineer	2	4	2			X		8
3	Assist and coordinate / Piles Engineer	2	8	16		2	\$30,000		28
4	Discuss design with DSA		4	4	1		X		9
5	Redesign building/structure to accommodate piles foundation		4	8			\$15,000		12
6	Meet / Coordinate with Corrosion Control Engineer		4	2					6
7	Site Visit; Soil Evaluation and Report							\$3,500	
8	Prepare drawings and specifications			24		2	X	\$6,500	
9	Incorporate drawings, specs, and calculations into set		2	8		4			14
10	Coordinate with consultants		4	8					12
11	Coordinate with and Respond to DSA comments		4	4	2		\$10,000		10
12	Construction Administration						\$5,000	\$2,000	0
13	20% Markup for sub-consultant to offset increased liability and management costs						\$6,000		0
<b>HMC TOTAL HOURS</b>		<b>7</b>	<b>37</b>	<b>76</b>	<b>3</b>	<b>8</b>			<b>131</b>
<b>RATE/HR</b>		<b>\$275</b>	<b>\$215</b>	<b>\$190</b>	<b>\$105</b>	<b>\$205</b>			
<b>TOTAL COST</b>			<b>\$7,955</b>	<b>\$14,440</b>	<b>\$315</b>	<b>\$1,640</b>	<b>\$66,000</b>	<b>\$12,000</b>	<b>\$102,350</b>
<b>REIMBURSABLES Allowance (To be billed against direct printing or shipping costs)</b>									<b>\$0</b>
<b>5% Markup of Consultant Fees</b>									<b>\$3,900</b>
<b>TOTAL COST</b>									<b>\$106,250</b>

NOTE: HOURS AND WORK SHOWN ARE ESTIMATES ONLY AND MAY NOT REFLECT ACTUAL TIME INVOLVED BY EACH INDIVIDUAL FOR EACH TASK