

**PROJECT ADDENDUM NO. 1843.01  
TO  
AGREEMENT FOR ARCHITECTURAL SERVICES**

This Project Addendum No. 1843.01 to Agreement for Architectural Services for Projects ("Addendum") is made as of August 28, 2019, and forms a part of the Agreement for Architectural Services between **Alameda Unified School District**, a California public school district ("District") and **Quattrocchi Kwok Architects, Inc.** ("Architect") (collectively "Parties") dated on or about December 10, 2013 ("Agreement"). This Addendum incorporates Services to be performed by Architect for the following project(s) ("Project"):

**Master Plan Update for AUSD**

The scope of work may include, but is not limited to the following, plus the following assumptions:

Facilities review, engineering services, district meetings, project list and construction cost estimates for selected campuses as described in the attached August 28, 2019 proposal by Quattrocchi Kwok Architects.

**Fee And Method Of Payment**

District shall pay Architect for all Services contracted for under this Agreement an amount equal to the following ("Fee"):

- Fixed fee of \$127,200
- Reimbursable expenses billed at direct cost-plus markup limit of \$2,500.
- Per attached QKA proposal letter dated August 28, 2019

This Addendum modifies the Agreement. By signing where indicated below, each party acknowledges and accepts the modifications as indicated in this Addendum. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the date(s) indicated below.

**Alameda Unified School District**

Date: \_\_\_\_\_

Print Name: Shariq Khan

Signature: \_\_\_\_\_

Print Title: Chief Business Officer

Date: \_\_\_\_\_

Print Name: Mialisa Bonta

Signature: \_\_\_\_\_

Print Title: Board President

**Quattrocchi Kwok Architects, Inc.**

Date: 9/3/2019 \_\_\_\_\_

Signature:  \_\_\_\_\_

Print Name: Mark Quattrocchi

Print Title: Principal

License No.: C15438



QUATTROCCHI KWOK  
ARCHITECTS

28 August 2019

Shariq Khan, CBO  
Alameda Unified School District  
2060 Challenger Drive  
Alameda, CA 94501

RE: AUSD Master Plan Update  
QKA Project 1843.01

Shariq;

I am pleased to provide this fee proposal for an update to the 2014 Alameda Unified School District Master Plan. Based on our August 14, 2019 meeting with you and Senior Director of Construction, Robbie Lyng we will provide the services and fees to complete this task described below. The District's goal is for QKA to develop a project list with site plan graphics and a statement of probable costs suitable for use in a potential 2020 District General Obligation Bond.

#### **SCOPE OF SERVICES**

Quattrocchi Kwok Architects and our consultant team will provide a project list identified in our August 14 district meeting. Specifically, QKA will provide for each selected campus:

- Google Earth site plans with simple colored diagrams identifying new construction location or areas of modernization. No building design work or renderings will be provided.
- Determine area allowances for each new building based on district provided needs.
- Provide description of spaces for each building including total approximate building area.
- For the Historic Alameda High School, additional structural, theatrical and electrical engineering will be provided to better determine the needed upgrades.
- For Encinal HS, QKA's theatrical consultant will assist in determining the new theater area.
- No other facility assessments at any school sites will be provided for these conceptual site plans.
- For each project, the consulting cost estimator will provide a statement of probable cost including allowances for contingencies, escalation to a future year of construction and non-construction costs.
- The work will be presented in a PowerPoint show suitable for Board presentation

**MAIN OFFICE:**

636 Fifth Street, Santa Rosa, CA 95404

**PLEASANTON OFFICE:**

600 Main Street, Suite E, Pleasanton, CA 94566

707.576.0829

A California Corporation

[www.qka.com](http://www.qka.com)

Below is a list of campuses and projects covered in our services:

1. High School Joint Use Field:
    - a. New fields and buildings based on our previous conceptual plan and includes updates from coach's meeting.
  2. Encinal High School:
    - a. New second gymnasium without locker rooms
    - b. New approximately 450-seat performing arts and cafeteria/kitchen building including music classroom and back stage areas. Includes costs for existing building demolition.
    - c. Renovation of the existing large gymnasium including major renovation of locker/team/ toilet rooms and repurposing of current stage.
  3. Historic Alameda High School:
    - a. Architectural, structural, electrical and theatrical renovations to the 1924 Alameda HS Kofman Theater including theatrical consultants reports for new rigging, lighting, seating improvements, AV and stage alterations. Other work will be outlined in the electrical and structural consultant reports, as well as finish and accessibility reports by QKA.
    - b. Minor renovation to existing buildings on campus including new fire alarm and upgrade of existing gymnasium.
- Wood Middle School:
- a. New gymnasium and three classroom building including gym locker/ toilet rooms
  - b. Modernize remainder of campus including allowance for new fire alarm and site accessibility improvements
4. Lincoln Middle School:
    - a. New gymnasium including locker/toilet rooms
    - b. Modernize remainder of campus including allowance for new fire alarm and site accessibility improvements
  5. Otis Elementary School:
    - a. Demolish and replace with new one and two-story construction of the same area of Otis classroom and other buildings, excluding the multipurpose and new classroom building.

### **Historic Alameda High School**

Unlike the other master plan projects, there is considerable investigation required to determine the scope and cost of improvements for this older theater as follows:

Structural Engineer: The engineer will review existing drawings, the potential scope of the project and provide a written narrative and/or PDF markup of potential work. The work includes an "08-03 Collapse Potential Review Analysis", as will be required by the Division of State Architect if the upgrades were to move forward. This analysis will better ensure the cost statement includes these potential structural upgrades.

Theatrical/ AV Consultant: Provide a general survey of the existing facilities, providing a baseline in order to form recommendations for maintenance and improvements to production functions. The survey will be documented in notes, digital photography and reports only to the extent necessary to describe the ensuing improvement recommendations. The work will be in two basic areas of consultation: architectural and engineering aspects that affect the facility's function as a theatre, and theatre production systems and AV systems and accommodations as follows:

- Audience flow, seating configurations, audience chamber and theatre design and sightlines
- Performer and technical circulation, technical areas and stage configurations
- Structural, mechanical, electrical and piping criteria for production operation and systems accommodations

The Production Systems Documentation proposal includes overall concept level planning for the following typical Production Systems:

- Production Rigging and Lighting systems.
- Variable acoustic systems including draperies and enclosures (shells)
- Stage Lifts and Platforms
- Fixed Theatre Seating and layouts
- Audio Visual Systems

Electrical Engineer: Perform a site investigation at the existing theater to examine the existing conditions of the facility electrical, lighting, and signal systems. Prepare a written report outlining the existing conditions of the electrical, lighting, and signal systems, with recommendations on how these systems may need to be improved to support ongoing use and future expansion/ renovation of the theater portion of the building.

### **Statement of Probable Cost**

Based on the conceptual project descriptions and site plans, the consulting cost estimator will provide an opinion of probable cost for each project at each campus. The cost statement will include appropriate contractor markups, contingencies, and escalation to future year of construction, and non-construction *soft-costs* such as design, permitting, inspection, etc. The statement of probable cost will be based on the measurement of quantities from the drawings with composite unit rates reflecting the scope of work and the current market conditions. The estimator will not obtain any bids or opinions of cost from subcontractors.

### Consultant Team

The consultant team for this project is listed below; all have previously worked with QKA and most on AUSD projects

Theatrical & AV Consultant	The Shalleck Collaborative, Berkeley
Structural Engineer	ZFA Structural Engineers, Santa Rosa & San Francisco
Electrical/ Lighting Engineer	O'Mahony & Myer Engineers, San Rafael
Consulting Cost Estimator	TBD Consulting Estimators, San Francisco – except athletic fields Bothman Construction, Santa Clara – athletic field project only

### Meetings

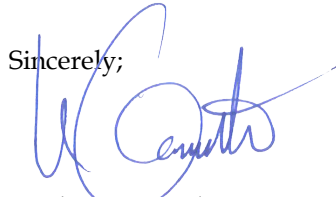
This proposal assumes a total of three meetings with client including Board meetings.

### Compensation

Based on proposed scope above, QKA and our consulting engineers will provide these services for a fixed fee of \$127,200. Additionally, reimbursable expenses will be invoiced as described in our Master Agreement with an expected allowance of \$2,500. Additional services not explicitly included in this proposal can be provided as a negotiated fixed fee or as an hourly expense in accordance with our Master Agreement. Other terms and conditions will apply from the Master Agreement between the District and QKA.

We look forward to working with you on this next phase of projects for AUSD. If you agree to these services and fees, please sign below and return to our Contracts Manager, Carol Tonelli.

Sincerely;



Mark Quattrocchi, AIA

Agree to Services and Fees:

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Sharia Khan, CBO AUSD

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Date