

**PROJECT ADDENDUM NO. 211601.5
TO
AGREEMENT FOR ARCHITECTURAL SERVICES FOR MEASURE I BOND PROJECTS**

This Project Addendum No. 211601.5 to Agreement for Architectural Services for Measure I Bond Projects ("Addendum") is made as of March 26, 2021 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"):

**Franklin Elementary School Modernization
Fee Adjustment for CO #1-4**

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

- Fee adjustment for change orders #1-4

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.

Article 3. Architect Staff

- 3.1. The Architect has been selected to perform the Services herein because of the skills and expertise of key individuals.
- 3.2. The Architect agrees that the following key people in Architect's firm shall be associated with the Project in the following capacities:
- | | |
|----------------------|------------------|
| Principal in Charge: | Mark Quattrocchi |
| Project Associate | Nick Stephenson |
| Project Architect: | |
- 3.2.1. The Architect agrees to contract for or employ at Architect's expense, the following consultant(s) to be associated with the Project in the following capacities:
- | | |
|----------------------|-----------------|
| Civil Engineer: | Brelje & Race |
| Structural Engineer: | ZFA |
| Mechanical Engineer: | Costa Engineers |
| Electrical Engineer: | O'Mahony & Myer |
- 3.3. The Architect shall not change any of the key personnel listed above without prior written approval by District, unless said personnel cease to be employed by Architect. In either case, District shall be allowed to interview and approve replacement personnel.
- 3.4. If any designated lead or key person fails to perform to the satisfaction of the District, then upon written notice the Architect shall have five (5) days to remove that person from the Project and replace that person with one acceptable to the District. All lead or key personnel for any consultant must also be designated by the consultant and are subject to all conditions previously stated in this paragraph.
- 3.5. Architect represents that the Architect has no existing interest and will not acquire any interest, direct or indirect, which could conflict in any manner or degree with the performance of Services required under this Agreement and that no person having any such interest shall be employed by Architect.

- 3.6. Architect shall comply with Education Code section 17302(a) and agrees that any plans and/or specifications included in the Services shall be prepared under the supervision of licensed personnel, and that licensed personnel shall be in “responsible charge” of persons who observe the construction.

Article 6. Fee And Method Of Payment

- 6.1. District shall pay Architect for all Services contracted for under this Agreement an amount equal to the following (“Fee”):

Current total fee:	\$371,671
Fee increase for CO #1-4:	\$24,436
New Total Fee:	\$396,107

- 6.2. District shall pay Architect the Fee for all Services performed and pursuant to the provisions of **Exhibit “D.”**
- 6.3. Architect shall bill its work under this Agreement in accordance with **Exhibit “D.”**
- 6.4. No increase in Fee will be due from change orders caused by Architect’s error or omission unless (1) the change order resulted in the District requiring Architect to provide additional services and (2) for omissions only, the omission did not result in an increase to the cost of the Project as commissioned. District will meet and confer with Architect before denying a Fee increase based on subsection (2).
- 6.5. The Architect’s Fee set forth in this Agreement shall be full compensation for all of Architect’s Services incurred in the performance hereof as indicated in **Exhibit “D.”**
- 6.6. Regardless of the structure of Architect’s Fee, the Architect’s Fee may be adjusted downward if the Scope of Services of this Agreement is reduced by the District in accordance with this Agreement.

Exhibit “A,” Section I (MEETINGS / SITE VISITS / WORKSHOP)

Add the following to indicate the number of meetings for each Phase as applicable:

To be determined.

Exhibit “B,” Section K (CRITERIA AND BILLING FOR EXTRA SERVICES)

Replace with the following:

The following rates, which include overhead, administrative cost and profit, shall be utilized in arriving at the fee for Extra Work and shall not be changed for the term of the Agreement, unless agreed to in writing by the Parties and approved by the District’s Board.

QKA BASIC HOURLY RATE SCHEDULE	
Job Title	Hourly Rate
Architect - Principal	\$ 215.00
Architect - Associate	\$ 200.00
Project Architect/Designer	\$ 195.00
Job Captain	\$ 185.00
Construction Admin Project Manager	\$ 185.00
Specifications Writer	\$190.00
CADD/Drafting/BIM Modeler	\$170.00
Construction Admin Technician	\$160.00
Clerical	\$110.00

_____Consultant BASIC HOURLY RATE SCHEDULE	
Job Title	Hourly Rate
Managing Principal	
Senior Vice President/Regional Vice President	
Director of Cost Management	
Senior Cost Manager	
Cost Manager	
Cost Management Technician/Coordinator	

Exhibit “C” (SCHEDULE OF WORK)

Add the following to indicate the schedule for Architect’s performance of the Project:


Phase	Date to be Completed
Pre- Design/Architectural Program Development Phase:	_____
For Schematic Design Phase:	_____
For Design Development Phase:	_____
For Construction Documents Phase:	_____
For Bidding Phase:	_____
For Construction Administration Phase:	_____
For Close Out:	_____, 201__

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

Alameda Unified School District

Date: 03/30/2021

Name: Robbie Lyng

Signature: 
Robbie Lyng (Mar 30, 2021 12:38 PDT)

Print Title: Senior Director of Construction

Date: 03/30/2021

Name: Shariq Khan

Signature: 
Shariq Khan (Mar 30, 2021 12:27 PDT)

Print Title: Chief Business Officer

Date: _____

Name: Mialisa Bonta

Signature: _____

Print Title: School Board President

Quattrocchi Kwok Architects, Inc.

Date: 3/26/21

Signature: 

Print Name: Mark Quattrocchi

Print Title: Principal

License No.: C15438



QUATTROCCHI KWOK
ARCHITECTS

January 27, 2021
Revised March 26, 2021

Robbie Lyng
Director of Maintenance & Operations
Alameda Unified School District
2060 Challenger Dr.
Alameda, CA 94501

RE: Franklin Elementary School Modernization
QKA Job No. 1655.00
AUSD PA No. 211601

Dear Robbie,

The purpose of this letter is to request an adjustment to the Architectural Fee for the Franklin Elementary School Modernization, QKA project # 1655.00 and AUSD Project Agreement # 211601.

The adjustment request is for the Value Added items on PCCOs 1-4:

PCCO #1 - Value Added items total \$103,803 which generates a fee adjustment of:	\$ 10,380
PCCO #2 - Value Added items total \$39,960 which generates a fee adjustment of:	\$ 3,996
PCCO #3 - Value Added items total \$100,597 which generates a fee adjustment of:	\$ 10,060
PCCO #4 - no value added items on PCCO #4	\$ <u>0</u>
Total PCCO fee adjustment:	\$ 24,436

When added to the current Architectural fee of \$371,671, the new total fee, exclusive of reimbursable expenses, will be \$396,107.

If you approve of this fee adjustment, please have a Project Addendum sent to the attention of our Contracts Manager, Carol Tonelli - carolt@qka.com, at your earliest convenience for our review and signature. Please call me if you have any questions regarding this fee adjustment.

Sincerely,

Mark Quattrocchi, FAIA
cc: Priscilla Wong, AUSD

MAIN:

636 Fifth Street, Santa Rosa, CA 95404

EAST BAY:

55 Harrison Street, Suite 525, Oakland, CA 94607

707.576.0829

A California Corporation

www.qka.com



Original Contract Sum \$2,741,079.00
Sum of Contract Change Orders \$110,624.00
Latest Contract Sum \$2,851,703.00
Public Contract Limit \$274,108.00
Limit Remaining \$163,848.00

~~Original Contract Sum \$2,991,079.00~~
~~Sum of Contract Change Orders \$110,624.00~~
~~Latest Contract Sum \$3,101,703.00~~
~~Public Contract Limit \$299,108.00~~
~~Limit Remaining \$188,484.00~~

Printed on Wed Aug 5, 2020 at 11:59 am PDT

Quattrocchi Kwok Architects
1655.00 Franklin Elementary School Modernization - Measure I Project
1433 San Antonio Avenue
Alameda, California 94501

Internal PCCO Log Template Copy

Filter by PCCO number to create the log for each change order

Bill to Client ☒ Y ☐ N

Associate NS

Principle MQ

Value Added

Potential Change Orders

Group	Contract Number	PCCO #	PCO #	PCO Description	Amount	Prime PCO Schedule Impact	Status
PCO Change Reason: Errors and Omissions					Sum: \$6,821.00	Sum: 0	
1	001	020		Due to differing site conditions the existing outside air louver and damper were not found to be as shown on the record drawings . This required the opening in the concrete wall be enlarged to accommodate a larger louver, damper and plenum.	\$6,821.00	Not billable. 3/26/21 clt	Proceeding
PCO Change Reason: Scope Change					Sum: \$88,175.00	Sum: 0	
1	001	004.1		PCO 004.1 - Relocate Storage Shed The storage shed was originally scheduled to be demolished. Per District request, the shed was instead relocated near the main switchboard along Encinal Avenue to allow for continued use.	\$2,627.00	0	Proceeding
1	001	022		Install fencing at Main Switchboard 'MSB' and kindergarten play area adjacent to San Antonio Avenue as required by AMP.	\$11,633.00	0	Proceeding
1	001	008.2		Alternate 1 was not accepted by the District. The District requested that the existing glass block windows be re-pointed. Upon further review the block was found to have started leaking since the last site assessment. Additionally, it was found the existing glass block window-to-metal frame was installed incorrectly. Therefore, it was necessary to make repairs, install new backer rod and re-caulk the joints.	\$39,737.00	0	Proceeding
1	001	019.1		In order to eliminate cracking and improve student safety, fill the cracks, re-seal the asphalt and restripe the playground.	\$24,769.00	0	Proceeding
1	001	021		The existing brick steps at the San Antonio entrance were found to have deteriorated to an unsafe condition which required repairs.	\$3,846.00	0	Proceeding
1	001	011.1		Due to differing site conditions it was necessary to make several door hardware changes to comply with district standards.	\$5,563.00	0	Proceeding
PCO Change Reason: Unforeseen/Hidden Condition					Sum: \$15,628.00	Sum: 0	
1	001	009		Due to unforeseen conditions additional plaster and wood demolition was required to allow the wall openings to be infilled as required.	\$15,628.00	0	Proceeding
Grand Totals:					Sum: \$110,624.00	Sum: 0	

Original Contract Sum \$2,741,079.00
Sum of Contract Change Orders \$119,915.00
Latest Contract Sum \$2,860,994.00
Public Contract Limit \$274,108.00
Limit Remaining \$154,557.00

Printed on Mon Sep 14, 2020 at 03:05 pm PDT

Job #: 1655.00 Franklin Elementary School Modernization - Measure I Project
Quattrocchi Kwok Architects
1433 San Antonio Avenue
Alameda, California 94501

Internal PCCO Log Template

Filter by PCCO number to create the log for each change order

Bill to Client Y ☒ N ☐

Associate NS

Principle MQ

Potential Change Orders

Group	Contract Number	PCCO #	PCO #	PCO Description	Amount	Prime PCO Schedule Impact	Status
PCO Change Reason: Scope Change					Sum: (\$9,443.00)	Sum: 0	
1		002	028	As requested by the district paint existing conduits installed by others to match the adjacent surfaces,	\$8,591.00	0 Billable	Proceeding
1		002	001.3	Provide credit back for unused playground allowance.	(\$30,669.00)	0 Not Billable	roceeding
1		002	032	Due to unforeseen site conditions it was necessary to reprogram the Fire Alarm system using current classroom numbers to improve fire department response.	\$8,243.00	0 Billable	Proceeding
1		002	006	Furnish power and new disconnects for 3 future HVAC units at locations selected by the district.	\$4,392.00	0 Billable	Proceeding
PCO Change Reason: Unforeseen/ Hidden Condition					Sum: \$18,734.00	Sum: 0	
1		002	035	Due to unforeseen conditions it was necessary to replace registers found to be missing when duct was exposed for reuse.	\$1,809.00	0 Billable	Proceeding
1		002	026	Water damaged was found on walls in the media center, due to these unforeseen conditions these additional repairs was required.	\$1,893.00	0 Billable	Proceeding
1		002	015.2	Due to unforeseen existing conditions changes required in staff restroom and at exterior drinking fountain to meet ADA requirements.	\$15,032.00	0 Billable	Proceeding
Grand Totals:					Sum: \$9,291.00	Sum: 0	

Original Contract Sum \$2,741,079.00
Sum of Contract Change Orders \$234,600.00
Latest Contract Sum \$2,975,79.00
Public Contract Limit \$274,108.00
Limit Remaining \$39,508.00

Printed on Mon Oct 19, 2020 at 01:29 pm PDT

Quattrocchi Kwok Architects
Job #: 1655.00 Franklin Elementary School Modernization - Measure I Project
1433 San Antonio Avenue
Alameda, California 94501

Internal PCCO Log Template

Filter by PCCO number to create the log for each change order

Bill to Client Y ☒ N ☐

Associate NS
Principle MQ

Potential Change Orders

Group	Contract Number	PCCO #	PCO #	PCO Description	Amount	Prime PCO Schedule Impact	Status
PCO Change Reason: Scope Change					Sum: \$91,641.00	Sum: 0	Bill
1	003	042		Fabricate and install covers at the bottom of outdoor actuators enclosures per District direction.	\$3,166.00	0	Proceeding
1	003	041		PCO 041 - Fabricate and Install SM Flex Connectors at Roof Top Duct Fabricate and install 16 EA sheet metal guards at the rooftop duct flex connectors to extend life of the flex connectors per District direction.	\$10,685.00	0	Proceeding
1	003	040		Install sheet metal covers at existing holes following removal of 3 EA split units as requested by MOF.	\$1,339.00	0	Proceeding
1	003	033		Reimbursable cost for Caltrans permit and the additional work to meet the requirements of the permit, necessary for electrical feeders to cross under Encinal Avenue.	\$52,755.00	0	Proceeding
1	003	017		This change was anticipated and the full extent of this work was determined once construction was underway to keep costs to a minimum. The storefront window/entry door system and 4 windows with louvers were required to be replaced to meet current code.	\$23,696.00	0	Proceeding
PCO Change Reason: Unforeseen/Hidden Condition					Sum: \$23,044.00	Sum: 0	
1	003	044		Adjust the height of existing thermostats at 11 EA locations thermostats as required to meet current ADA code.	\$14,088.00	0	Proceeding
1	003	039		Replace drain inlet grate to meet ADA code in the path of travel that was found to be non code compliant.	\$672.00	0	Proceeding
1	003	038		To improve site safety concrete repairs were performed on uneven concrete sidewalk and at a removed fence post cut off at grade to remove trip hazards.	\$1,944.00	0	Proceeding
1	003	037		Repair domestic water leak at site work on San Antonio Ave. piping was uncovered that was badly corroded and require repair.	\$1,076.00	0	Proceeding
1	003	025		Remove and replace existing asphalt to better conform with existing grades to improve flow to either the trench drain or the adjacent drain inlet.	\$1,465.00	0	Proceeding
1	003	024		Install concrete curb at the perimeter of the backflow preventer pad in order to achieve more consistent grades, eliminate tripping hazards and potential ponding of water.	\$3,799.00	0	Proceeding
Grand Totals:					Sum: \$114,685.00	Sum: 0	

Not billable
3/23/21.clt