

**PROJECT ADDENDUM NO. 211612.1**  
**TO**  
**AGREEMENT FOR ARCHITECTURAL SERVICES FOR MEASURE I BOND PROJECTS**

This Project Addendum No. 211612.1 to Agreement for Architectural Services for Measure I Bond Projects ("Addendum") is made as of December 12, 2017, 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 12, 2017 ("Agreement"). This Addendum incorporates Services to be performed by Architect for the following project(s) ("Project"):

**Franklin Elementary School Modernization**

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

- Limited modernization to existing classroom as budget allows.
- Design of three new classrooms for kindergarten.
- Implementation of District Safety and Security Standards as budget allows.
- Implementation of District Technology and Communication Standards as budget allows and as standards are developed and approved.
- Site accessibility upgrades per Master Plan and as required by DSA, as budget allows.
- Critical Mechanical, Electrical, and Plumbing upgrades as budget allows.
- Cost estimates for schematic design and construction document phases.
- Cost estimates for 90% schematic design and construction documents.
- DSA submittal based on 95-99% complete set of construction documents.
- QKA performs in-house constructability review on the DSA submittal set.
- In addition to preparation of construction documents QKA will also obtain DSA approval and assist the District with Bidding, Construction Administration, and Project Closeout.
- Scope of work does not include:
  - Due to demographic updates, and direction received from AUSD MOF, the design of one reconfigured science classroom per Implementation Plan B dated June 10, 2014 is not included in this proposal.
  - Site topographic and utility surveys
  - Soils reports

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:   | John Flanagan    |

- 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"):
- 6.1.2 **Pre-Design / Architectural Program Development Phase through Project Close-Out Phases:**  
An amount not to exceed the figure derived from the Construction Cost Budget, including all subconsultants' fee(s), based on the following fee schedule:

\_\_\_\_\_ Project

#### Architect Fee – OPSC funding – NEW CONSTRUCTION

Total Cumulative	Estimated Construction Cost Budget (Hard Costs)		% of Hard Costs	Estimated Total
	1st 500k	\$0.00	9.00%	
	2nd 500k	\$0.00	8.50%	
	next \$1m	\$0.00	8.00%	
	next \$4m	\$0.00	7.00%	
	next \$4m	\$0.00	6.00%	
	in excess of \$10m	\$0.00	5.00%	
	Architectural Estimated Fee:			
	Reimbursable expenses not to exceed: (Not part of architectural estimated fee)			



<b>Estimated Construction Cost Budget:</b>	

**Franklin Elementary School Modernization Project**

**Architect Fee – OPSC funding – MODERNIZATIONS**

Total Cumulative	Estimated Construction Cost Budget (Hard Costs)		% of Hard Costs	Estimated Total
	1st 500k	\$0.00	12.00%	\$60,000
	2nd 500k	\$0.00	11.50%	\$57,500
	next \$1m	\$0.00	11.00%	\$110,000
	next \$4m	\$0.00	10.00%	\$59,000
	next \$4m	\$0.00	9.00%	
	in excess of \$10m	\$0.00	8.00%	
Total Estimated Fee:				\$286,500
Reimbursable expenses not to exceed: (Not part of architectural estimated fee)				\$15,652
Estimated Construction Cost Budget:				\$2,590,000

BASIC SERVICES: For all “Basic Services” compensation in the amount of a percentage of construction as follows:

All fees are based on the stated percentage of “total construction costs” for the project and the said compensation applies to work let under a single construction contract. “Total construction costs” for purposes of this paragraph shall mean the total amount of money derived by adding the contractor’s bid for the project accepted by District and any Additive Bid Alternates (whether awarded or not) and Change Orders agreed to by District and the contractor which require additional architectural services (deductive Change Orders and deductive Bid Alternatives shall not reduce “total construction costs” for purposes of this paragraph). For the Lease-Leaseback delivery method “total construction costs” for purposes of this paragraph shall mean the Guaranteed Maximum Price (GMP) inclusive of GMP contingencies, agreed to by District plus any additive construction Change Orders agreed to by District.

Each portion of the project let separately on a segregated bid basis shall be considered a separate project for purposes of determining the fee.

For purposes of this record is an adjustment to the Basic Service fees on this project due to Board Approved Schematic Design Cost Estimate. The past Construction cost estimate was a total of \$2,855.475, the New Construction cost estimate is now a total of \$2,590.00 which has a Basic Service Fee reduction of \$26,548, bringing our Basic Service fee to \$286,500 not including reimbursable expenses. This estimate may be revised by the parties at any time to more accurately reflect actual “total construction costs” as such costs become apparent from later estimates, the award of the contract of GMP, or additive change orders agreed to by District and contractor. Any revision must be agreed to by District and Architect and reduced to writing.

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.

<b>QKA</b>	
<b>BASIC HOURLY RATE SCHEDULE</b>	
<b>Job Title</b>	<b>Hourly Rate</b>
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

<b>Consultant</b>	
<b>BASIC HOURLY RATE SCHEDULE</b>	
<b>Job Title</b>	<b>Hourly Rate</b>
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

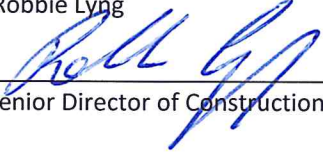
**Alameda Unified School District**

**Quattrocchi Kwok Architects, Inc.**

Date: 1.23, 2018

Date: \_\_\_\_\_, 2018

Print Name: Robbie Lyng

Signature:   
Print Title: Senior Director of Construction

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_  
License No.: \_\_\_\_\_

Date: \_\_\_\_\_, 2018

Print Name: Shariq Khan

Signature: \_\_\_\_\_  
Print Title: Chief Business Officer

Date: \_\_\_\_\_, 2018

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Title: School Board President

**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****Quattrocchi Kwok Architects, Inc.**

Date: \_\_\_\_\_, 2017

Date: \_\_\_\_\_, 2017

Print Name: Robbie Lyng

Signature:   
Print Title: Senior Director of Construction

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_  
License No.: \_\_\_\_\_

Date: \_\_\_\_\_, 2017

Print Name: Shariq Khan

Signature: \_\_\_\_\_  
Print Title: Chief Business Officer

Date: \_\_\_\_\_, 2017

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Title: School Board President





QUATTROCCHI KWOK  
ARCHITECTS

Dec 19, 2016

Robbie Lyng  
Director of Maintenance and Operations  
Alameda Unified School District  
2060 Challenger Drive  
Alameda, CA 94501

RE: Franklin Elementary School – Measure I Bond Project  
Project No. TBD

Dear Robbie,

We are pleased to provide this proposal for architectural services for the Franklin Elementary School – Measure I Bond Project. The project consists of preparation of construction documents needed for the following campus improvements;

### Scope of Work

- Limited modernization to existing classrooms as budget allows.
- Design of three new classrooms for kindergarten.
- Implementation of District Safety and Security Standards as budget allows.
- Implementation of District Technology and Communication Standards as budget allows and as standards are developed and approved.
- Site accessibility upgrades per Master Plan and as required by DSA, as budget allows.
- Critical Mechanical, Electrical and Plumbing upgrades as budget allows.
- Cost estimates for schematic design and construction document phases.
- Cost estimates for 90% schematic design and construction documents
- DSA submittal based on 95-99% complete set of construction documents

636 Fifth St.  
Santa Rosa, CA  
95404  
P: 707.576.0829  
F: 707.576.0295  
A California Corporation  
  
www.qka.com

- QKA performs in-house constructability review on the DSA submittal set.
- In addition to preparation of construction documents, QKA will also obtain DSA approval and assist the District with Bidding, Construction Administration, and Project Closeout.
- Scope of work does not include:
  - Due to demographics update, and direction received from AUSD MOF, the design of one reconfigured science classroom per Implementation Plan B dated June 10, 2014 is not included in this proposal.
  - Site topographic and utility surveys
  - Soils reports

### Architectural Staff

We propose the following key people to be associated with this project in the following capacities;

Principal in Charge: Mark Quattrocchi  
Project Associate: Nick Stephenson  
Project Architect: TBD

We propose to include the following consultants as part of our team on this project

Civil Engineer: Brelje & Race  
Structural Engineer: ZFA  
Mechanical Engineer: Costa Engineers  
Electrical Engineer: O'Mahony & Myer

### Compensation

QKA proposes to provide services for a fee based on a percentage of the construction cost for modernization work. For purposes of this proposal, the Construction Cost Budget is set at \$2,855,475 (escalated to year of construction of 2018). The total fee is calculated in the following table;

Construction Cost	% of Construction Cost	Fee
1st \$500k	12.00%	\$60,000
2nd \$500k	11.50%	\$57,500
next \$1m	11.00%	\$110,000
next \$4m	10.00%	\$85,548
next \$4m	9.00%	
in excess of \$10m	8.00%	
Total Fee		\$313,048

Compensation will be adjusted as necessary after the Bid and Construction Administration Phases.



Compensation is exclusive of reimbursable expenses that may include DSA fees, copying, plotting, mileage, and postage. Costs for these items will be billed at direct cost plus 5% and are not expected to exceed \$15,652. Services requested by the District that are not included in this proposal will be provided as an Additional Service using the hourly rates included in Exhibit B of the Master Agreement.

### Project Schedule

Work will be performed in accordance with mutually agreed upon project schedule that satisfies the District's need to have construction completed in 2019.

All work will be performed in accordance with the Master Agreement for Architectural Services on District Measure I Bond Program Projects, dated April 10, 2015. I understand you will provide an amendment to the Master Agreement for this project.

Thank you for the opportunity to provide this proposal. Please let me know if you have any questions. If this proposal is deemed acceptable, we will look forward to receiving a completed Project Addendum for my signature.

Sincerely



Mark Quattrocchi, AIA

Cc: Brenda Parella, Jamie Ferranti

---