

PROJECT ADDENDUM NO. 211518.1
TO
AGREEMENT FOR ARCHITECTURAL SERVICES FOR MEASURE I BOND PROJECTS

This Project Addendum No. 211518.1 to Agreement for Architectural Services for Measure I Bond Projects ("Addendum") is made as of October 31, 2018, 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 October 31, 2018 ("Agreement"). This Addendum incorporates Services to be performed by Architect for the following project(s) ("Project"):

**Paden Elementary School Modernization –
Basic Services Fee Adjustment and Pre-Engineered Storefront**

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

- Fee adjustment to Basics Services Fee due to change of GMP.

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"):

Per attached proposals dated April 17, 2018 and June 22, 2018.

Original Construction Cost Estimate:	\$2,131,465
Original Basic Services Fee:	\$240,647
New confirmed GMP:	\$3,292,932
New adjusted Basic Services Fee:	\$356,793
Pre-engineered storefront:	\$4,510
TOTAL FEE:	\$361,303

- 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	\$ 225.00
Architect - Associate	\$ 210.00
Project Architect/Designer	\$ 205.00
Job Captain	\$ 195.00
Construction Admin Project Manager	\$ 195.00
Specifications Writer	\$200.00
CADD/Drafting/BIM Modeler	\$180.00
Construction Admin Technician	\$170.00
Clerical	\$120.00

____ 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

Quattrocchi Kwok Architects, Inc.

Date: _____, 2018

Date: November 1st, 2018

Print Name: Robbie Lyng

Signature:  _____

Print Title: Senior Director of Construction

Signature:  _____

Print Name: Mark Quattrocchi

Print Title: Principal

License No.: C-15438

Date: _____, 2018

Print Name: Shariq Khan

Signature: _____

Print Title: Chief Business Officer

Date: _____, 2018

Print Name: _____

Signature: _____

Print Title: School Board President



QUATTROCCHI KWOK
ARCHITECTS

April 17, 2018

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

RE: Paden Elementary School Modernization
QKA Job No. 1541.00

Dear Robbie,

The purpose of this letter is to record an adjustment to our fee for the Paden Elementary School Modernization, QKA project # 1541.00. Per Article 6.1 of the District's Project Agreement number 211518, dated June 28, 2016, this adjustment is for the GMP value confirmed at \$3,292,932, which generates a revised Basic Services Fee of \$356,793.00, representing an increase to the original Basic Services fee of \$116,146.00, which was based on the original cost estimate of \$2,131,465.

This adjustment will be reflected April 2018 services billing, which will be generated at the beginning of May. I trust that your records agree with ours but, if they do not, please let me know right away.

Sincerely,

Mark Quattrocchi, AIA

clt
cc: Priscilla Wong, AUSD

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

www.qka.com



QUATTROCCHI KWOK
ARCHITECTS

June 22, 2018

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

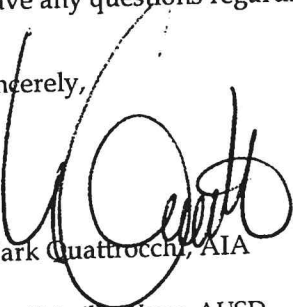
RE: Paden Elementary Modernization
QKA Job No. 1541.00

Dear Robbie,

The purpose of this letter is to request a supplemental service fee for Paden Elementary Modernization, QKA project # 1541.00, for the work of our Structural Engineer to provide services for the pre-engineered storefront. We are requesting a fee of \$4510 for this work which, when added to our current total fee of \$356,793, will bring the total project fee to \$361,303.

If you approve of this fee adjustment, please provide a Project Addendum for our review and signature. Once the Project Addendum is fully signed we will revise our invoicing accordingly. Please call me if you have any questions regarding this fee adjustment.

Sincerely,



Mark Quattrocchi, AIA

cc: Priscilla Wong, AUSD
Valezka Silva, AUSD

636 Fifth St.
Santa Rosa, CA
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