PROJECT ADDENDUM 05
TO
MASTER AGREEMENT FOR ARCHITECTURAL SERVICES

This Project Addendum to Agreement for Architectural Services ("**Addendum**") is made as of **May 9, 2018** and forms a part of the Agreement for Architectural Services between **San Leandro Unified School District**, a California public school district ("**District**") and **WLC Architects** ("**Architect**") (collectively "Parties") dated on or about **May 10, 2017** ("**Agreement**"). This Addendum incorporates Services to be performed by Architect for the following project(s) ("**Project**"):

Provide professional design of new office spaces and catering kitchen for the Technology and Food Services Departments to be located at the District Warehouse as further described in the WLC Architects revised proposal dated March 20, 2018, attached hereto as Exhibit "A".

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:	Kevin A. MacQuarrie
Principal:	Omar Eslava
Project Director:	Lisa Ryker
Project Architect:	TBD

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:

Electrical:	WHM, Inc.
Mechanical:	OED, Inc.
Structural:	KPW, Inc.
Civil:	Hohback Lewin
Landscape:	Carducci
Estimating:	Silvia Associates
Other:	TBD

3.3. All proposed Consultants are subject to review and acceptance by the District prior to commencing work on the project. The District reserves the right to replace any consultant in the best interest of the Project.

3.4. The Architect shall not change any of the key personnel or Consultants 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.

3.5. 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.

3.6. 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.

3.7. 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 4. Schedule of Services

4.1. The Architect shall commence Services under this Agreement upon receipt of a Notice to Proceed and shall perform the Services diligently as described in **Exhibit "A,"** so as to proceed with and complete the Services in compliance with the schedule. Time is of the essence and failure of Architect to perform Services on time as specified in this Agreement is a material breach of this Agreement. It shall not be a material breach if a delay is beyond the Architect's and/or its consultant(s)' reasonable control.

Article 6. Fee and Method of Payment

6.1. District shall pay Architect for all Services contracted for under this Agreement, and subject to the terms of this Agreement, an amount equal to the following ("Fee"):

New offices and catering kitchen: $155,328.00

Services will be provided on a lump sum basis for a total sum of **One Hundred Fifty-Five Thousand Three Hundred Twenty-Eight Dollars.** Reimbursables will be billed at cost.

6.2. District shall pay Architect the Fee pursuant to the provisions of **Exhibit "A**."

6.3. Architect shall bill its work under this Agreement monthly based on percentage complete.

6.4. No increase in Fee will be due from change orders generated during the construction period to the extent caused by Architect's error or omission.

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 "A",** however Fee is subject to adjust upon District approval.

6.6. Regardless of the structure of Architect's Fee, the Architect's Fee will be adjusted downward if the Scope of Services of this Agreement is reduced by the District in accordance with this Agreement. District shall pay for Services authorized and performed prior to the notice to Architect of a reduction as indicated here.

6.7. 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.

2018 Basic Hourly Rate with Annual 4% Escalation Rate

BASIC HOURLY RATE SCHEDULE	
Job Title	**Hourly Rate**
Principals of Firm	$240.00
Associate/Director/Coordinator	$210.00
Senior Project Architect/Manager	$190.00
Project Architect/Manager	$160.00
Design Studio	$110.00
Administrative Services	$90.00

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

Dated:	_____, 20___	Dated:	_____, 20___
San Leandro Unified School District		**WLC Architects, Inc.**	
Signature:	_____	Signature:	_____
Print Name:	Aaron Kerrigan	Print Name:	_____
Print Title:	Director of Maintenance & Facilities	Print Title:	_____

Exhibit A – WLC Architects Proposal dated March 20, 2018 (Attached)

ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

Estimate of Probable Construction Cost Summary

SLUSD District Offices at the Warehouse

San Leandro USD
WLC Architects Inc.
Project No.: 1724503.03

Enclosed Building Square Footage: **3,012**
Gross Building Square Footage:

Division #	Division Title	Cost	Cost/sf
1	General Requirements	$ 339,287.33	$ 112.65
2	Site Work	68,802.58	22.84
3	Concrete	40,886.18	13.57
4	Masonry	-	-
5	Metal Work	4,838.28	1.61
6	Wood and Plastic	91,263.31	30.30
7	Thermal and Moisture Protection	10,728.49	3.56
8	Doors and Windows	69,613.96	23.11
9	Finishes	124,663.38	41.39
10	Specialties	22,527.10	7.48
11	Equipment	162,706.60	54.02
12	Furnishings	-	-
13	Special Construction	-	-
14	Conveying Systems	-	-
15	Mechanical	111,838.10	37.13
16	Electrical	173,397.83	57.57
BASE CONSTRUCTION COST		**$ 1,220,553.14**	**$ 405.23**
Escalation to Construction Mid-Point	**1%**	**12,205.53**	
ESTIMATED BASE BID		**$ 1,232,758.67**	**$ 409.28**
Contingency	**5%**	**61,637.93**	
GRAND TOTAL CONSTRUCTION COST		**$ 1,294,396.60**	**$ 429.75**

Architect's Fee	12%	$	155,327.59
Testing & Inspection	1%	$	12,327.59
Permit Fees DSA ACS		$	4,301.38
PROJECT TOTAL COST		**$**	**1,466,353.16**

Estimate of Probable Construction Cost Summary
SLUSD District Offices at the Warehouse
San Leandro USD
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SECTION	DIVISION ONE *GENERAL REQUIREMENTS*	QTY	UNIT	COST/UNIT	COST
	General Conditions	4%	%	872,426.81	30,534.94
	LEED/CHPS Documentation/ Measures	0%	%	872,426.81	-
	Mobilization	1%	%	872,426.81	8,724.27
	Contractor's Bond / Insurance	3%	%	872,426.81	26,172.80
	Contractor's Fee	5%	%	872,426.81	43,621.34
	Contractor Overhead and Profit	6%	%	872,426.81	52,345.61
	Multiplier < 1,000,000.00	0%	%	872,426.81	-
	Multiplier < 5,000,000.00	5%	%	872,426.81	43,621.34
Bay	Cost Index Factor - Enter (15%)	15%	%	872,426.81	130,864.02
Sac	Cost Index Factor - Enter (5%)	0%	%	872,426.81	-
TOTAL					**$ 335,884.32**
	Per Square Foot	**3,012**	**sf**		**$ 111.52**

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SLUSD District Offices at the Warehouse
San Leandro USD
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SECTION	DIVISION TWO *SITE WORK*	QTY	UNIT	COST/UNIT	COST
02221	Building Demolition	-	sf	11.87	-
02222	Minor Demolition	968	sf	5.93	5,740.24
02222	Door Demolition	168	sf	89.00	14,952.00
02222	Flooring removal and disposal	425	sf	1.19	505.75
02230	Site Clearing	5,000	sf	0.25	1,250.00
02230	Earthwork	-	cy	7.45	-
02311	Finish Grading	5,000	sf	0.30	1,500.00
02312	Rough Grading	5,000	sf	0.14	700.00
02473	Drilled Caissons tp 30" dia to 20' deep	-	ea	5,936.00	-
02741	Bituminous Concrete Paving 3" over 4"	5,000	sf	6.78	33,900.00
02741	Bituminous Concrete Paving 6" over 8"	-	sf	11.13	-
02741	Pavement Striping	150	lf	1.60	240.00
02741	Pavement Striping stalls	22	ea	13.25	291.50
02751	4" Cement Concrete Pavement	97	sf	7.72	748.84
Bay	Cost Index Factor - Enter (15%)	15%	%	59,828.33	8,974.25
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL				**$**	**68,802.58**
	Per Square Foot	**3,012**	**sf**	**$**	**22.84**

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SECTION	DIVISION THREE *CONCRETE*	QTY	UNIT	COST/UNIT	COST
03300	Cast-In-Place Concrete	42	cy	821.50	34,503.00
03300	4" Slab	118	sf	8.90	1,050.20
Bay	Cost Index Factor (15%)	15%	%	35,553.20	5,332.98
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 40,886.18**
	Per Square Foot	3,012	**sf**		**$ 13.57**

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SECTION	DIVISION FOUR *MASONRY*	QTY	UNIT	COST/UNIT	COST
Bay	Cost Index Factor - Enter (15%)	15%	%	-	-
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ -**
	Per Square Foot	**3,012**	**sf**		**$ -**

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SECTION	DIVISION FIVE *METAL WORK*	QTY	UNIT	COST/UNIT	COST
05120	Structural Steel Bldgs less than 5000sf	120	sf	35.06	4,207.20
Bay	Cost Index Factor - Enter (15%)	15%	%	4,207.20	631.08
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 4,838.28**
	Per Square Foot	**3,012**	**sf**		**$ 1.61**

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SECTION	DIVISION SIX *WOOD AND PLASTIC*	QTY	UNIT	COST/UNIT	COST
06100	Rough Carpentry (complete frame)	968	sf	38.00	36,784.00
06100	4" Wall Framing	6,000	sf	6.55	39,300.00
06412	Laminate-Clad Casework - Base	6	lf	222.60	1,335.60
06412	Laminate-Clad Casework - Upper	6	lf	196.10	1,176.60
06412	Laminate-Clad Casework - Full	-	lf	275.60	-
06412	Plastic Laminate Countertop	6	lf	127.20	763.20
Bay	Cost Index Factor - Enter (15%)	15%	%	79,359.40	11,903.91
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 91,263.31**
	Per Square Foot	**3,012**	**sf**		**$ 30.30**

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SECTION	DIVISION SEVEN *THERMAL AND MOISTURE PROTECTION*	QTY	UNIT	COST/UNIT	COST
07213	Batt Insulation - Wall (R-19)	3,240	sf	1.18	3,823.20
07213	Batt Sound Insulation (R-11)	5,082	sf	1.06	5,386.92
07900	Joint Sealers	100	sf	1.19	119.00
Bay	Cost Index Factor - Enter (15%)	15%	%	9,329.12	1,399.37
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 10,728.49**
	Per Square Foot	**3,012**	**sf**		**$ 3.56**

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SECTION	DIVISION EIGHT *DOORS AND WINDOWS*	QTY	UNIT	COST/UNIT	COST
08110	Steel Doors and Frames - Single	3	ea	3,562.00	10,686.00
08210	Wood Doors - Single	9	ea	3,384.00	30,456.00
08510	Rolled Steel Windows	74	sf	65.30	4,832.20
08710	Door Hardware (panic)	2	ea	1,127.84	2,255.68
08710	Door hardware (mortise lock)	11	ea	1,009.00	11,099.00
08800	Glazing - Tempered	74	sf	14.84	1,098.16
08800	Mirrors	2	sf	53.42	106.84
Bay	Cost Index Factor - Enter (15%)	15%	%	60,533.88	9,080.08
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 69,613.96**
	Per Square Foot	**3,012**	**sf**		**$ 23.11**

Estimate of Probable Construction Cost Summary

SLUSD District Offices at the Warehouse

San Leandro USD

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SECTION	DIVISION NINE *FINISHES*	QTY	UNIT	COST/UNIT	COST
09260	Gypsum Board Systems	10,500	sf	3.29	34,545.00
09311	Ceramic Tile Floor Finish-Thin Set	96	sf	12.47	1,197.12
09312	Ceramic Tile Wall Finish - Thin Set	512	sf	14.84	7,598.08
09313	Porcelain Tile Floor Finish - Thin Set	55	sf	13.65	750.75
09314	Porcelain Tile Wall Finish - Thin Set	189	sf	14.24	2,691.36
09511	Suspended Acoustical Ceilings-2x4	2,141	sf	4.75	10,169.75
09511	Suspended Acoust Ceilings-2x4 Vnyl	562	sf	7.12	4,001.44
09512	Adhesive Applied Acoustic Ceiling	96	sf	6.33	607.68
09650	Rubber Base only	472	lf	2.96	1,397.12
09654	Linoleum Flooring	439	sf	8.90	3,907.10
09672	Epoxy Chip Flooring	562	sf	13.25	7,446.50
09682	Carpet Tile	1,702	sf	10.09	17,173.18
09771	Fiber Reinforced Plastic Panels	846	sf	9.49	8,028.54
09900	Painting - Interior Walls/Ceilings	9,988	bldg sf	0.89	8,889.32
Bay	Cost Index Factor - Enter (15%)	15%	%	108,402.94	16,260.44
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 124,663.38**
	Per Square Foot	**3,012**	**sf**		**41.39**

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SECTION	DIVISION TEN *SPECIALTIES*	QTY	UNIT	COST/UNIT	COST
10100	Markerboards - 4 x 8	2	ea	759.80	1,519.60
10100	Tackboards - 4 x 8	2	ea	249.31	498.62
10400	Identifying Devices - Signs	16	ea	148.40	2,374.40
10520	Fire Protection Specialties	4	ea	415.52	1,662.08
10810	Toilet Accessories	12	ea	1,127.84	13,534.08
Bay	Cost Index Factor - Enter (15%)	15%	%	19,588.78	2,938.32
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 22,527.10**
	Per Square Foot	**3,012**	**sf**		**7.48**

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SECTION	DIVISION ELEVEN *EQUIPMENT*	QTY	UNIT	COST/UNIT	COST
11005	Projection Screen	1	ea	1,484.00	1,484.00
11400	Food Service	1	ls	140,000.00	140,000.00
Bay	Cost Index Factor - Enter (15%)	15%	%	141,484.00	21,222.60
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 162,706.60**
	Per Square Foot	**3,012**	**sf**		**$ 54.02**

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SECTION	DIVISION TWELVE *FURNISHINGS*	QTY	UNIT	COST/UNIT	COST
Bay	Cost Index Factor - Enter (15%)	15%	%	-	-
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ -**
	Per Square Foot	**3,012**	**sf**		**$ -**

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SECTION	DIVISION THIRTEEN *SPECIAL CONSTRUCTION*	QTY	UNIT	COST/UNIT	COST
Bay	Cost Index Factor - Enter (15%)	15%	%	-	-
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ -**
	Per Square Foot	**3,012**	**sf**		**$ -**

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SECTION	DIVISION FOURTEEN *CONVEYING SYSTEMS*	QTY	UNIT	COST/UNIT	COST
Bay	Cost Index Factor - Enter (15%)	15%	%	-	-
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ -**
	Per Square Foot	**3,012**	**sf**		**$ -**

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SECTION	DIVISION FIFTEEN *MECHANICAL*	QTY	UNIT	COST/UNIT	COST
15400	Plumbing office	800	sf	21.00	16,800.00
15400	Automatic Fire Sprinklers (additional to plumbing costs)	3,012	sf	5.93	17,861.16
15800	HVAC System	3,012	sf	19.00	57,228.00
15800	Energy Management System	3,012	sf	1.78	5,361.36
Bay	Cost Index Factor - Enter (15%)	15%	%	97,250.52	14,587.58
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 111,838.10**
	Per Square Foot	**3,012**	**sf**		**$ 37.13**

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SECTION	DIVISION SIXTEEN *ELECTRICAL*	QTY	UNIT	COST/UNIT	COST
16000	Interior Elect Service-Distribution	3,012	sf	19.00	57,228.00
16000	Interior Elect Service-Bldg Illumin.	3,012	sf	9.54	28,734.48
16724	Low Voltage Interior - Phone	3,012	sf	5.30	15,963.60
16724	Low Voltage Interior - Data	3,012	sf	5.30	15,963.60
16724	Low Voltage Interior - Security	3,012	sf	3.20	9,638.40
16724	Low Voltage Interior - Fire Alarm	3,012	sf	7.72	23,252.64
Bay	Cost Index Factor - Enter (15%)	15%	%	150,780.72	22,617.11
Sac	Cost Index Factor - Enter (5%)	0%	%	-	-
TOTAL					**$ 173,397.83**
	Per Square Foot	**3,012**	**sf**		**$ 57.57**