

OWNER/ARCHITECT CONTRACT AMENDMENT # 01

Date: October 26, 2023

Project: MT. DIABLO UNIFIED SCHOOL DISTRICT
Rio Vista Elementary School
Site Improvements and School Modernization
19six #: 23118.01

Description: Added Scope and preparation of two (2) construction increments (2023/2024)

Contract No.: 240826

Contract Date: June 16, 2023

Modifications to Basic Contract:

Project Description:

After a thorough investigation into scope determination, our team, in collaboration with district staff, has developed a phased-out master plan that not only proves to be the most cost-effective but also yields the most significant impact on the school site.

By incorporating the reconfiguration of Building 2, Building 7, and the Administration Building, we achieve several key benefits. This includes the addition of a new kindergarten classroom and the enhancement of special education spaces. Additionally, we're creating "swing spaces" that will serve as temporary accommodations for students as construction progresses through the remaining classroom wings. This allows us to eliminate the need for on-campus costly temporary classroom buildings during construction.

In our deliberations, we've also made the strategic decision to include tune-up specifications for the mechanical units that still have a considerable lifespan and do not require replacement as part of this project. Our engineers will conduct a thorough assessment of these systems, including controls, to ensure they operate at peak efficiency. The resulting specifications will provide comprehensive documentation of heating, cooling, and economizer operations, complete with measured values, and the needed testing witnessed by the design team.

This additional effort from our design team not only leads to substantial cost savings but also enables the district to continue using the same type of mechanical equipment for several years, in alignment with the current standards, before any mandatory changes are necessitated by forthcoming code upgrades.

Also, the added scope will include the design for the upgrade of the Technology Infrastructure and Data systems for the entire campus.

This proposal is for professional services from

- Architectural,
- Structural engineering,
- Mechanical engineering,
- Plumbing engineering,
- Electrical engineering,

- Civil engineering, and
- Landscape Architecture
- IT Engineering

for the following added scope:

- Master Planning efforts
- Reconfiguration of Library in Bldg 7, Special Ed in Bldg 2, and Administration Building.
- Kitchen Ventilation Improvements
- Specify verification, tune-up, and tune-up of every HVAC unit shown on the exhibit
- Lighting upgrade engineering fees
- Split the scope of work into two Increments, with associated separate DSA packages and approvals, and phasing of construction.
- Technology Infrastructure and Data systems upgrades based on the Assessment Report.

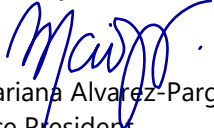
The revised fee and payment schedule for Rio Vista ES is as follows (**updated fees in bold**):

<u>Phase / Description</u>	<u>Original Fee</u>	<u>Amend 1</u>	<u>Revised Fee</u>
Increment 1			
Schematic Design	\$ 179,820	\$ (74,070)	\$ 105,750
Design Development	\$ 179,820	\$ (74,070)	\$ 105,750
Construction Documents	\$ 419,580	\$ (172,830)	\$ 246,750
Agency Approval	\$ 59,940	\$ (24,690)	\$ 35,250
Bidding	\$ 59,940	\$ (24,690)	\$ 35,250
Construction Administration	\$ 299,700	\$ (123,450)	\$ 176,250
Special Svcs: Landscape	\$ 19,300	\$ (19,300)	\$ -
Special Svcs: Cost Estimate	\$ 15,500	\$ 6,400	\$ 21,900
Special Svcs: IT and Data Systems		\$ 24,300	\$ 24,300
	\$ 1,233,600	\$ (482,400)	\$ 751,200
Increment 2			
Schematic Design		\$ 110,900	\$ 110,900
Design Development		\$ 110,900	\$ 110,900
Construction Documents		\$ 285,750	\$ 285,750
Agency Approval		\$ 36,950	\$ 36,950
Bidding		\$ 36,950	\$ 36,950
Construction Administration		\$ 184,850	\$ 184,850
Special Svcs: Landscape		\$ 23,200	\$ 23,200
Special Svcs: Cost Estimate		\$ 17,750	\$ 17,750
Special Svcs: IT and Data Systems		\$ 45,100	\$ 45,100
		\$ 852,350	\$ 852,350
Total Added Fee this Amendment			\$ 369,950
Total Revised Fee			\$ 1,603,550

If this proposal meets your approval, please sign below and return a copy for our records or have your legal counsel prepare a formal contract. We will start work upon your written authorization below while the formal contract is being prepared.

Thank you for this opportunity to be of service.

Sincerely,


Mariana Alvarez-Parga, AIA, LEED AP
Vice President
19six Architects

Accepted by:

Signature

Name (printed)

Title

Date

Attachments: Details added scope of work and Exhibits.

ADDED SERVICES

Date: October 26, 2023

Project: MT. DIABLO UNIFIED SCHOOL DISTRICT
Rio Vista ES Elementary School
Site Improvements and School Modernization
 19six #: 23118.01

Description: Added Scope and preparation of two (2) construction increments (2023/2024)

Contract No.: 240826

Contract Date: June 16, 2023

Architectural and Structural engineering

Increment 1 scope of work

Modernizations/reconfiguration to buildings 2, 5, 7, and MPR. Modernization work in buildings 2 and 7 will involve the removal of existing shear walls. The modifications will not trigger mandatory seismic upgrades; however, will require localized strengthening of the affected shear wall. In buildings 5 and MPR, the modernization work will be limited to nonstructural items.

HVAC upgrades: New rooftop HVAC units on the MPR building. Buildings 2, 5, and 7 will not require new HVAC however, if the condition of the units is determined to be not usable, the existing units will be replaced with in-kind units of similar weight and will not require structural upgrades to existing roof framing.

Increment 2 scope of work

HVAC upgrades: Buildings 3, 4, 6, 8, 9, 10, 11, and 12 may not require new upgrades if the units are determined to be usable. If the condition of the units is determined to be not usable, the existing units will be replaced with in-kind units of similar weight and will not require structural upgrades to existing roof framing.

- **Mechanical engineering & Plumbing engineering**

Maintenance Items (Other HVAC units not subject to replacement).

1.1. Describe the scope of work for checking the systems with full operations, including the controls.

1.2. Document the heating, cooling, and economizer operations with measured values.

1.3. Specify the ventilation rate and CFMs in the drawings for a contractor to produce testing, adjusting, and balancing reports.

1.4. Replace the filters with MERV-13 filters.

1.5. Trend the system operation for 7 consecutive days (Parameters trended will be specified in the specifications)

1.6. Replace the outside air screens with new ones.

1.7. The design engineer firm will spend one full day with the contractor to make sure these items are done in the field after the required documents are submitted for review Contractor to perform requested tested to verify the measurements (Engineer will sample the equipment for checks).

2. Building 2 classroom remodel alterations. Alter existing HVAC system or specify new HVAC systems for new classroom layouts.
3. Building 7 classroom remodel alterations. Alter existing HVAC system or specify new HVAC systems for new classroom layouts.
4. Construction phasing Increment 1 Summer 2024 & Increment 2 Spring 2025
 - 4.1. Separate submittal packages for increments 1 & 2.
 - 4.2. Separate construction support service periods for increments 1 & 2.

Units subject to additional services to be performed in buildings below.

- Rio Vista:
 - i. (4) Rooftop Units in Building 2
 - ii. (4) Split system (Furnaces, cooling coils and condensing units) in Building 3
 - iii. (4) Rooftop Units in Building 4
 - iv. (3) Split system (Furnaces, cooling coils and condensing units) in Building 7
 - v. (1) Rooftop Unit in Building 7
 - vi. (1) Rooftop Unit in Building 8
 - vii. (1) Rooftop Unit in Building 9
 - viii. (4) Split system (Furnaces, cooling coils and condensing units) in Building 6
 - ix. (2) Split system (Furnaces, cooling coils and condensing units) in Admin Building Classrooms
- **Electrical engineering**
 - Phasing of each project
 - New lighting in selected areas (see below for areas) at all campuses
 - Disconnecting existing HVAC equipment and reconnecting new (replacement in-kind with no modification to branch circuitry) in select areas (see below for areas)
 - Remove and reinstall all power and low voltage devices in rooms undergoing wall surface replacements at all campuses
 - Remove and replace all power panels and associated feeders at all campuses
 - Rio Vista:
 - Phase 1: Buildings 2, 7, 5 (admin building), and 1 (MPR building)
 - Phase 2: Buildings 3, 4, 6, 8, 9, 10, 11, drop-off area, and parking lot
 - Modify power, lighting, fire alarm, clock/speaker, security, and tele/data devices at admin building, building 7, and building 2 to accommodate new space layouts in each building
 - New lighting in buildings 2, 3, 4, 5 (admin building), 6, 7, 8, and 9
 - Replace HVAC units in buildings 1 (MPR building), 2, and 10
 - Optional Add Service: New motorized roller shades in buildings 2, 3, 4, 5 (admin building), 6, 7, 8, 9, and 10
- **Civil engineering**

The engineering services consist of ADA path of travel upgrades and other site improvements, as shown on the Exhibits. The plans will consist of Grading and Drainage Plans, Underground Utility

Plans (storm and sanitary sewers, Domestic Water), Demolition Plans, Horizontal Control Plan, Erosion Control Plan, and Notes, Details and Legend Sheet. The plans will show drainage courses, new storm drains, and new sanitary sewers to the City main. The grading plan will be in accordance with accepted grading practices. The plans also require the incorporation of C3 Runoff provisions and possible detention facilities.

The work will be split in two phases and two separate packages.

- **IT Engineering**

Technology Infrastructure and Data systems covered by this proposal:

- 1) Existing site low-voltage equipment (data switches, phones, clocks, intercom, projectors and AV controls) will be reflected as needing to be removed and later re-installed (when required) during the modernization.
- 2) Existing low voltage pathways and cabling no longer needed after modernization will be tagged for removal during the associated phase of modernization.
- 3) New MDF and IDF infrastructure design, including pathway and fiber optic connections to each.
- 4) Service entrance facility (MPOE) recommendations for improvements.
- 5) Voice / Data Infrastructure Systems (Category 6a wiring), including wireless access point locations.
- 6) For the Multipurpose Room only, Audio-Visual Systems (assisted listening, sound reinforcement [speakers, microphones, amplifiers, signal processing, and controls], video projection [projectors, screens, and controls]).
- 7) CCTV Video Surveillance: Includes re-cabling of existing cameras to be incorporated into the new MDF / IDFs.
- 8) As a design add alternate to this proposal, we are including the infrastructure design for a Clock / Bell / Intercom (C-B-I) system.



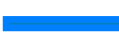




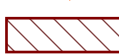

System Design Exclusions

- A) Exterior / Interior digital display signage.
- B) Security Intrusion Alarm System
- C) Access Control System
- D) Classroom AV System and other AV systems not listed in the Scope of Work above.

SCOPE OF WORK EXHIBIT 1

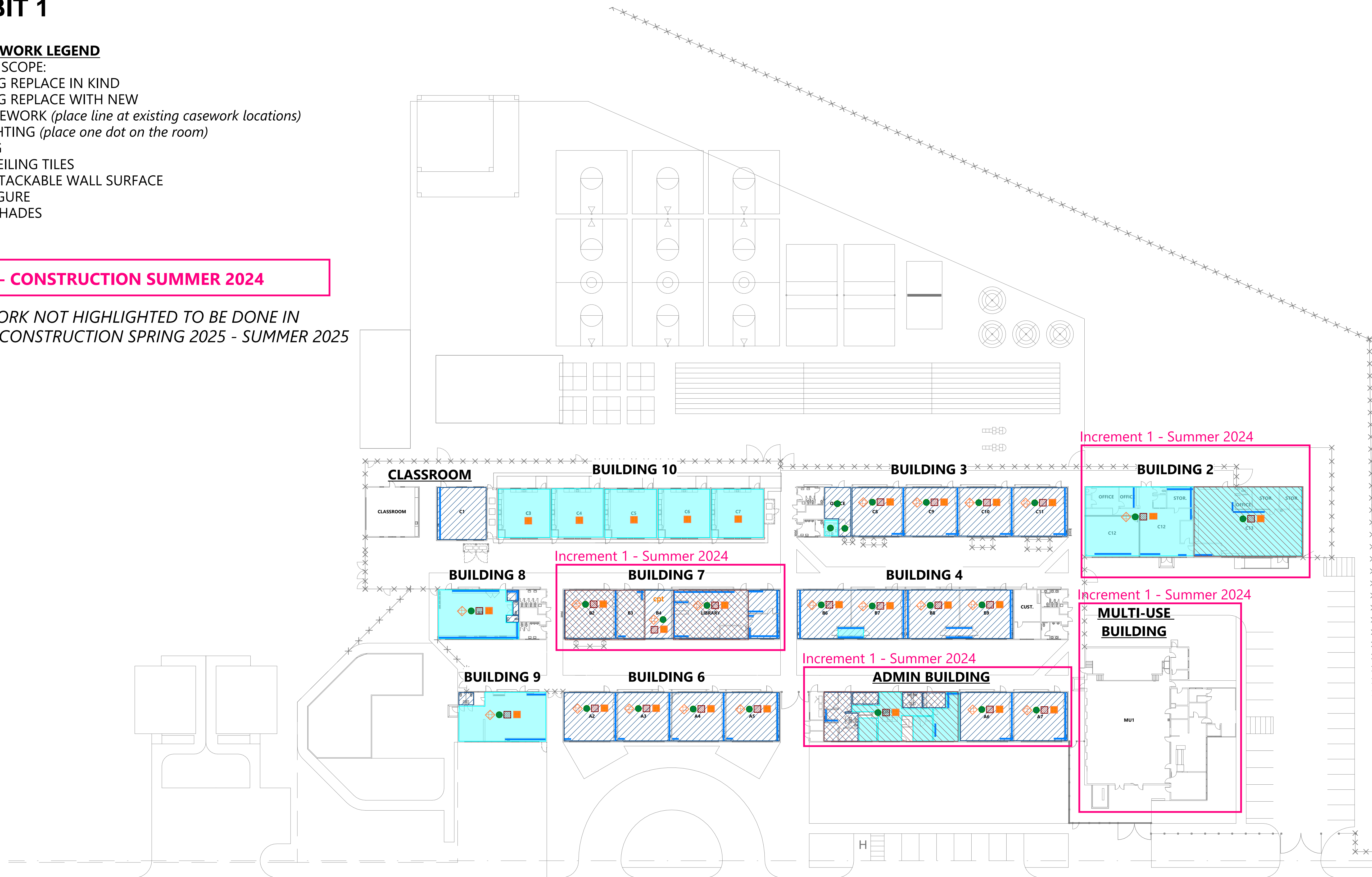
SCOPE OF WORK LEGEND

INTERIORS SCOPE:

-  - FLOORING REPLACE IN KIND
-  - FLOORING REPLACE WITH NEW
-  - NEW CASEWORK (place line at existing casework locations)
-  - NEW LIGHTING (place one dot on the room)
-  - PAINTING
-  - REPAIR CEILING TILES
-  - REPLACE TACKABLE WALL SURFACE
-  - RECONFIGURE
-  - ROLLER SHADES

INCREMENT 1 - CONSTRUCTION SUMMER 2024

**ALL OTHER WORK NOT HIGHLIGHTED TO BE DONE IN
INCREMENT 2 - CONSTRUCTION SPRING 2025 - SUMMER 2025



SCOPE OF WORK EXHIBIT 2

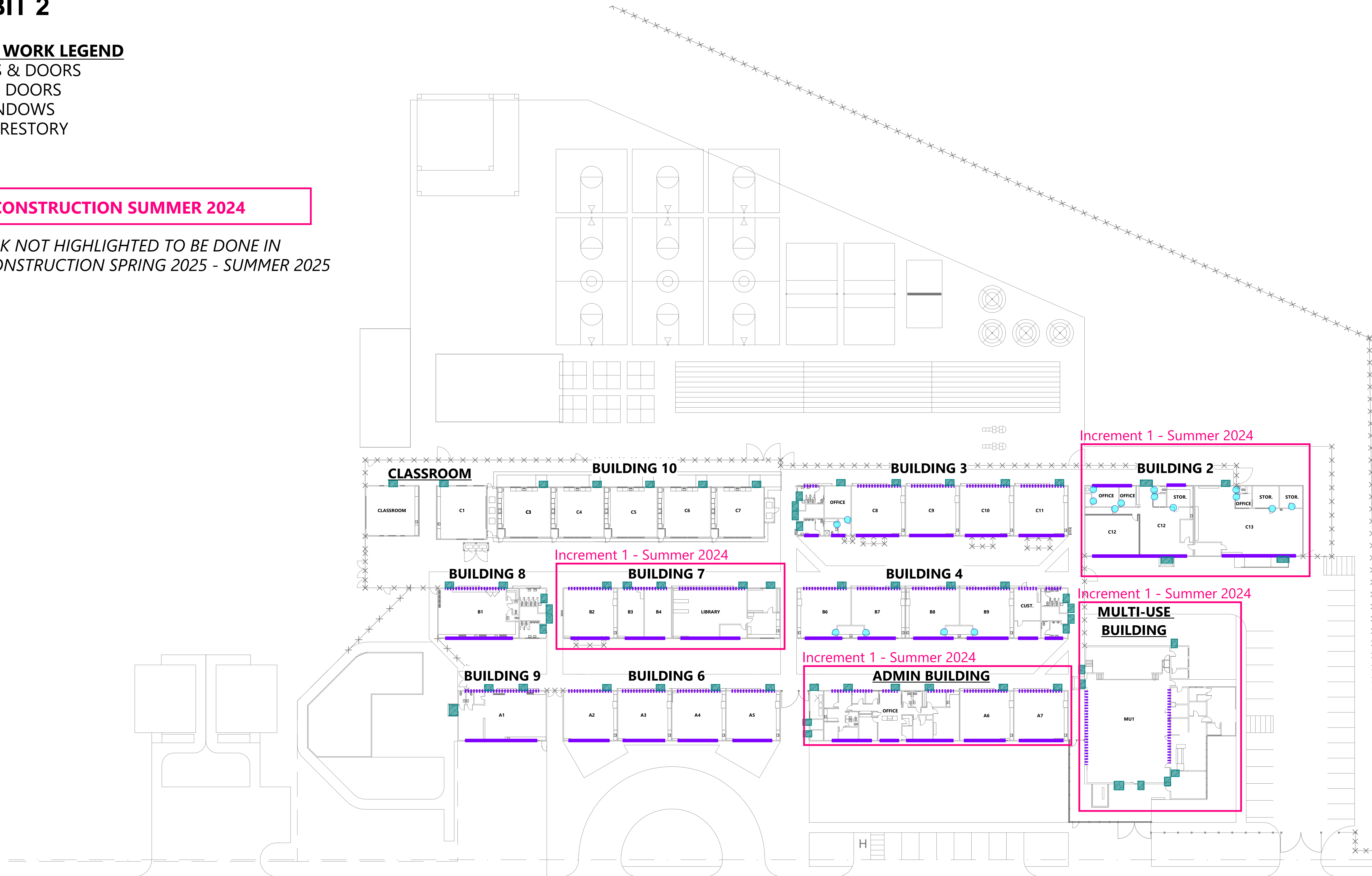
SCOPE OF WORK LEGEND

WINDOWS & DOORS

-  - NEW FRP DOORS
-  - NEW WINDOWS
-  - NEW CLERESTORY

INCREMENT 1 - CONSTRUCTION SUMMER 2024

****ALL OTHER WORK NOT HIGHLIGHTED TO BE DONE IN
INCREMENT 2 - CONSTRUCTION SPRING 2025 - SUMMER 2025**



SCOPE OF WORK EXHIBIT 3

SCOPE OF WORK LEGEND

ROOFING & HVAC

- - NEW MECHANICAL UNIT
- - NEW MECHANICAL DUCTWORK
- - - - NEW MECHANICAL UNIT(S) AND RECONFIG
- MECHANICAL EQUIPMENT TUNE-UP
- REPAIR ROOFING
- - REPAIR DOWNSPOUT (BOTTOM)
- - REPAIR DOWNSPOUT (TOP CONNECTION)
- ◆ - SOFFIT REPAIR
- ◆ - ADD COOLING

ROOFING TYPE LEGEND

- CLASSROOM - BUILT-UP
- CANOPY - BUILT UP
- CLASSROOM - STANDING SEAM
- MODULAR/PORABLE - BUILT-UP
- SOLAR

ROOF REPLACED IN 2018 - NEW 30 YEAR SYSTEM

INCREMENT 1 - CONSTRUCTION SUMMER 2024

**ALL OTHER WORK NOT HIGHLIGHTED TO BE DONE IN
INCREMENT 2 - CONSTRUCTION SPRING 2025 - SUMMER 2025

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991 W HEDDING STREET, SUITE 101
SAN JOSE, CA 95126
TEL (408) 715-4470

HVAC ASSESSMENT

MULTI-USE BUILDING
NEW HVAC UNITS AND DUCTWORK, ADD SOME VENTILATION IN KITCHEN (USING SUPPLY FROM M-U SPACE)

ADMINISTRATION

EXTERIOR UNIT - VRF SYSTEM AT M-U EXTERIOR

BUILDINGS 2, 3, 4, 6, 7, & 8

CARRIER FURNACE SPLIT SYSTEMS - ROOF TOP UNITS WITH CONDENSERS IN FENCED ENCLOSURES

BUILDING 2

TWO ROOF TOP UNITS - CONDITION: REMODELED AROUND 2014/15ISH. ASSUMPTION IS BASED ON THE SERIAL #

BUILDING 6

ROOFTOP CONDENSING UNITS - (SPLITS) ARE ON THE ROOF W/SCREENS - 10 YEARS MIN WITH SOME MAINTENANCE (NO OUTSIDE AIR INTAKE). CLEAN OUTSIDE AIR INTAKE AT CLOSETS

BUILDING 8

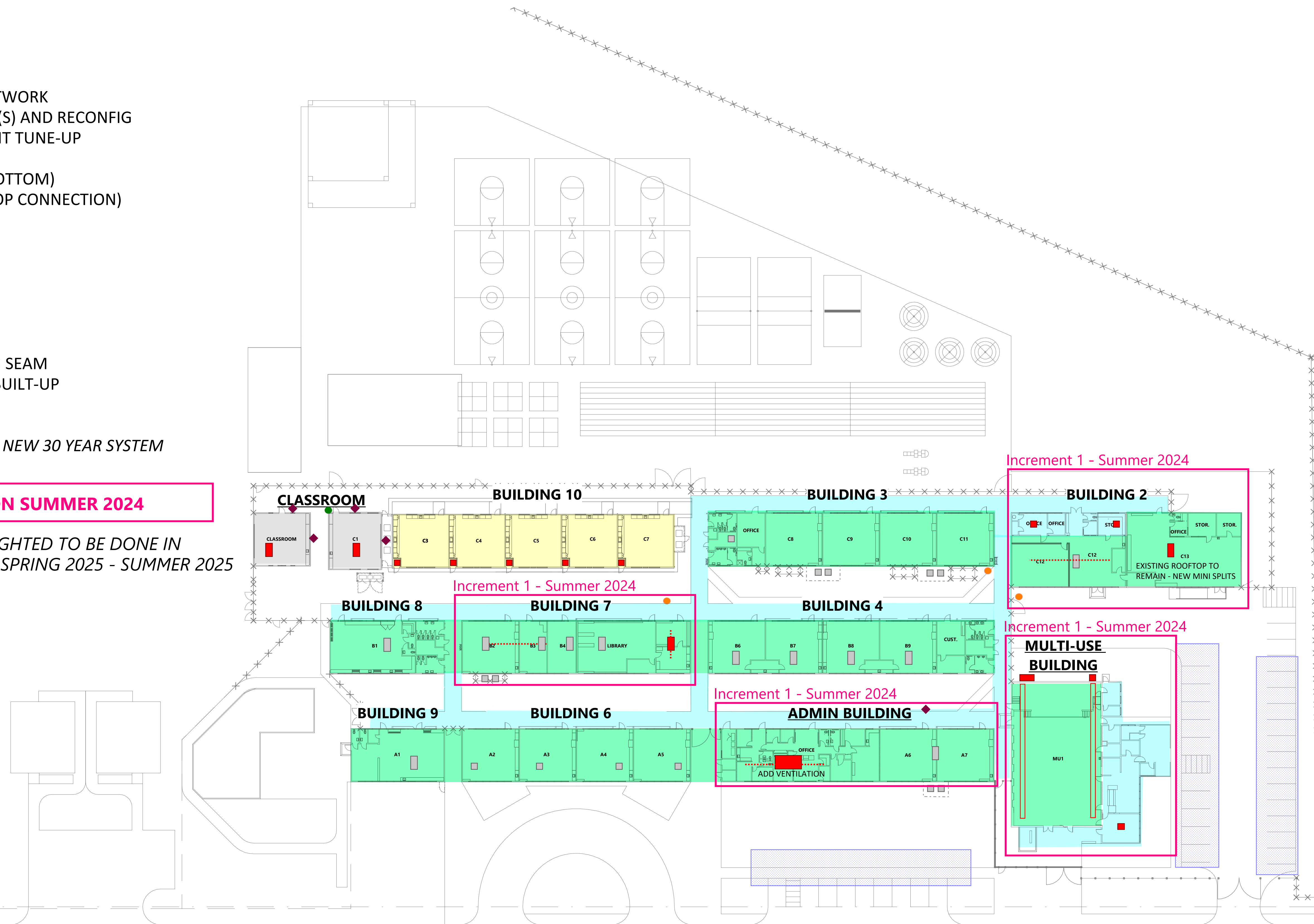
TWO ROOF TOP UNITS - CONDITION: REMODELED AROUND 2014/15ISH. ASSUMPTION IS BASED ON THE SERIAL #

BUILDING 9

CARRIER ROOFTOP MOUNTED - 10 YEAR MIN W/ SOME MAINTENANCE

ENGINEER MAINTENANCE RECOMMENDATIONS - OUTSIDE AIR INTAKE SCREENS NEED TO BE REPLACED & GENERAL MAINTENANCE

**ENGINEER RECOMMENDATION IS TO REPLACE UNITS INSTALLED BEFORE 2010



SITE PLAN

RIO VISTA ES MODERNIZATION

ROOFING & HVAC

Updated 10/10/23

SCOPE OF WORK EXHIBIT 4

SCOPE OF WORK LEGEND

SITE WORK

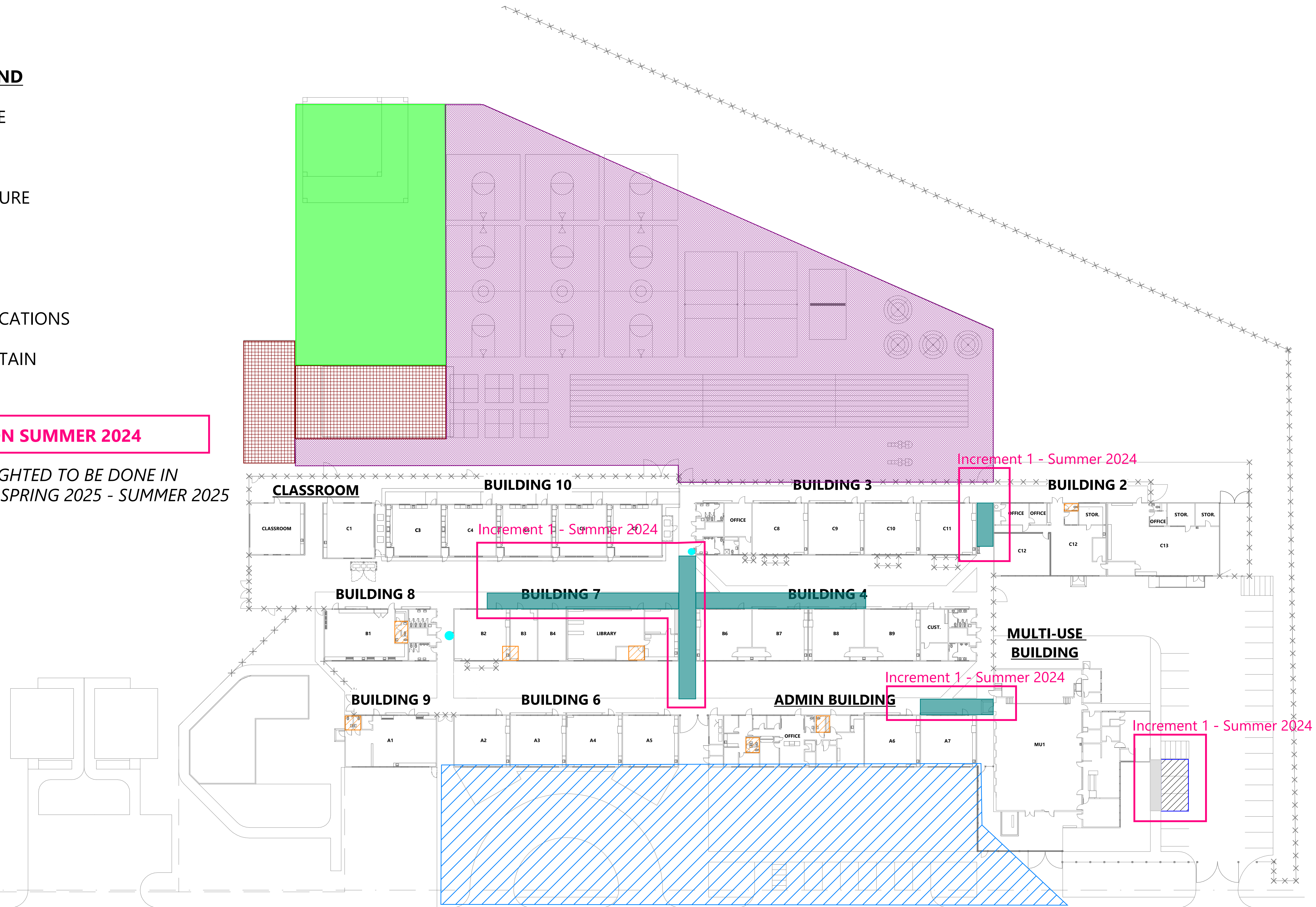
- - NEW GATE HARDWARE
- PATCH & REPAIR
- REPAVING
- SLURRY & RE-STRIPE
- EXPAND PLAY STRUCTURE
- DROP OFF UPDATE

ADA UPGRADES

- RESTROOM UPGRADE
- ADA PARKING MODIFICATIONS
- REPAVING (P.O.T.)
- - NEW DRINKING FOUNTAIN

INCREMENT 1 - CONSTRUCTION SUMMER 2024

****ALL OTHER WORK NOT HIGHLIGHTED TO BE DONE IN
INCREMENT 2 - CONSTRUCTION SPRING 2025 - SUMMER 2025**



SITE PLAN

SITE WORK & ADA UPGRADES