



Contract Amendment to Master Agreement between Architect/Engineer and 1GPAC Contract 18-21P-12

Saddle Mountain Unified School District (School District) and Orcutt | Winslow (Architect) have developed this Contract Amendment to the Master Agreement stated above as follows:

1. Pursuant to Section 1 Architect and Member have develop the following Scope of Work for the Project:
Winters Well Elementary Classroom Building Additions approximately 15,000 sf and Parking Lot.
Orcutt Winslow Project No: 2020_003

2. Pursuant to Section 3(A) the total fee for Basic Services shall be:

State whether this is a percentage of Cost of Construction or Total Lump Sum Fixed Fee

Architectural and engineering services will be provided at 5.75% of total construction cost excluding reimbursable expenses.

Basic Services are the customary Architectural, Landscape, Structural, Mechanical, Plumbing and Electrical Engineering required to design, prepare construction documentation, obtain agency approvals, assist SMUSD in bidding and negotiation of the contract for construction, and administer the contract for construction. Basic Interior Design services include design, selection, and specification of materials, finishes and colors. Basic Cost Estimates, developed on a square footage basis, are included at the Schematic, Design Development, and Construction Documents phases.

Additional Services are services beyond Basic Services that may be required or have been requested by SMUSD and may include special systems design, special inspections, geotechnical and civil engineering.

3. Pursuant to Section 3(A) provide a Cost Schedule:

Schematic Design:	20%
Design Development:	20%
Construction Documents:	30%
Bid/Permit:	5%
Construction Administration:	25%

4. Pursuant to Section 4 state the allocated amount for construction of the project:

The construction budget is to be determined and currently estimated at \$4,080,000 broken down as follows:

	<u>Estimated Construction Cost</u>
Classroom Additions:	\$3,960,000
Café Expansion:	\$120,000
Total:	\$4,080,000

5. Pursuant to Section 11(E) provide the Not to Exceed Reimbursable Expenses Amount:
Reimbursable Expenses are estimated at \$10,000.

6. Pursuant to Section 6(B) provide the Basic Projected Architectural Schedule:
Project design to be complete by March 30, 2020 and construction with estimated completion of
December 31, 2020.

Submitted by:

Approved by:

Vispi Karanjia.

12/09/2019

Vispi Karanjia, Managing Partner
Orcutt | Winslow

date

printed name and title

date

PROJECT COST ESTIMATE

WWES

SADDLE MOUNTAIN UNIFIED SCHOOL DISTRICT

12.7.19

12.7.19

	Units	OW Job # 20_003			
		Quantity	TVHS BOND FUNDS	TVHS ADJACENT WAYS FUNDS	TVHS TOTAL FUNDS
TOTAL BOND FUNDS					
250 student, 15,000 sf, 10 Classroom building addition			\$ 4,950,000	\$ -	\$ 4,950,000
Parking Lot Expansion			\$ 150,000	\$ -	\$ 150,000
			\$ -	\$ -	\$ -
TOTAL PROJECT BUDGET			\$ 5,100,000	\$ -	\$ 5,100,000
TOTAL NEW CONSTRUCTION COST					
250 student, 15,000 sf, 10 Classroom building addition	264	15,000 SF	\$ 3,960,000	\$ -	\$ 3,960,000
Parking Lot Expansion			\$ 120,000	\$ -	\$ 120,000
			\$ -	\$ -	\$ -
TOTAL NEW CONSTRUCTION COST			\$ 4,080,000	\$ -	\$ 4,080,000
DISTRICT CONTINGENCY	3%		\$ 122,400	\$ -	\$ 122,400
ADDITIONAL SOFT COST:					
A&E, Design Fees	5.75%	-	\$ 234,600	\$ -	\$ 234,600
Civil Fees Onsite & Offsite & Surveys/topos	[Estimated]	By Owner	\$ 25,000	\$ -	\$ 25,000
District Special Systems Technology Servers, Cameras etc	6.00%	By Owner	\$ 244,800	\$ -	\$ 244,800
Special Systems Design Fees	L.S.	Incl in C.Cost	\$ 15,000	\$ -	\$ 15,000
Geotechnical soils Investigations	[Estimated]	By Owner	\$ 15,000	\$ -	\$ 15,000
Energy Modelling for Code compliance and Rebates	L.S.	By Owner	\$ 10,000	\$ -	\$ 10,000
City Plan Review & Permit Fees	[Estimated]	By Owner	\$ 25,000	\$ -	\$ 25,000
Testing Special Structural Inspection/Civil & matrial testing	[Estimated]	By Owner	\$ 15,000	\$ -	\$ 15,000
Furniture/Fixture and Equipment Design	[Estimated]	By Owner	\$ 10,000	\$ -	\$ 10,000
Furniture/Fixture and Equipment	6.00%	By Owner	\$ 244,800	\$ -	\$ 244,800
TOTAL EST. ADDITIONAL SOFT COST		SF	\$ 839,200	\$ -	\$ 839,200
TOTAL EST. PROJECT COST (CONST & SOFT COST)		SF	\$ 5,041,600	\$ -	\$ 5,041,600
PROJECT (UNDER) BUDGET		SF	\$ (58,400)	\$ -	\$ (58,400)