

**AMENDMENT NO. 3 TO CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF SAN LEANDRO AND
NOLL & TAM ARCHITECTS
FOR
DESIGN OF MULFORD-MARINA BRANCH LIBRARY**

This **Amendment No. 3** ("Amendment") is made by and between the City of San Leandro ("City") and Noll & Tam Architects ("Consultant") (together sometimes referred to as the "Parties") as of August 16, 2023 | 2:56:49 PM PDT, and amends that certain Consulting Services Agreement ("Agreement") dated March 5, 2019, between the Parties.

WHEREAS, City and Consultant have executed the Agreement, pursuant to which Consultant has provided certain consulting services to City with regard to Design of Mulford-Marina Branch Library, and

WHEREAS, the Parties desire to amend the Agreement to extend the expiration date and revise the scope of work.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Agreement as follows:

1. Section 1.1 of the Agreement entitled "Term of Services" is hereby amended to extend the term from December 31, 2021, to December 31, 2026; and
2. Section 2 of the Agreement entitled "COMPENSATION" is hereby amended to increase the sum not to exceed amount from \$366,047 to \$848,884; and
3. Exhibit A, of the Agreement entitled "SCOPE OF SERVICES" is hereby amended to include Task 1A, 1B and 2A as shown on Exhibit A-3
4. Exhibit B, of the Agreement entitled "COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES" is hereby replaced with attached Exhibit B-3, and
5. All other terms shall remain in full force and effect.

This Amendment may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGE

The Parties have executed this Amendment as of the date first written above. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF SAN LEANDRO

Noll & Tam Architects


DocuSigned by:



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City Manager

DocuSigned by:



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Christopher Noll, AIA, LEED AP, Principal

Attest:

DocuSigned by:



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City Clerk

DocuSigned by:



Budget Approved: ☒

Approved as to Fiscal Authority:

DocuSigned by:



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Finance Director

Account Numbers: 210-69-193
210-68-104
150-68-100

Approved as to Form:

DocuSigned by:



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City Attorney

DocuSigned by:



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Engineering & Transportation Director

EXHIBIT A-3
AMENDMENT 3 SCOPE AND TASK ADDITIONS

Task 1A – Pre-Design

- a. Update budget and project scope based on increased budget from Building Forward Grant
- b. Restart previously completed Conceptual Design
- c. Conduct a kick-off meeting with City Staff that will address the following:
 - i. Scope
 - ii. Budget
 - iii. Project requirements
 - iv. Necessary outcomes and Deliverables
 - v. Communication and decision-making protocols
 - vi. Schedule
 - vii. Revised Programming concepts
 - viii. Other important aspects of the project

Task 1B – Grant Application

- a. Assist with the Building Forward Library Infrastructure Program Grant Application
- b. Provide ROM Scope to bring existing building into compliance with current codes
- c. Provide cost model input and assist with Grant Award budgeting and schedule

Task 2A – Schematic Design

- a. Architectural
 - i. Verify the coordination of the schematic design with the building program including area tabulations for the facility
 - ii. Site Plan design updates accommodating slightly larger building
 - iii. Floor and Roof Plans showing all rooms and areas, entrances, exits, circulation areas, toilet rooms and major mechanical, and electrical areas
 - iv. Preliminary exterior signage concepts
 - v. Preliminary Building Elevations and Building Sections
 - vi. Preliminary analysis of Building Code requirements and Approvals Process
- b. Civil
 - i. Updated Grading and Utility Plan
- c. Landscape
 - i. Updated Landscape design, including sketches and reference images
- d. Structural
 - i. Updates to Structural narrative and sketches to convey framing and building structural systems
- e. Mechanical/Plumbing
 - i. Updates to Mechanical/Plumbing narrative that outlines the concepts of the HVAC and Plumbing systems and sketches as necessary
- f. Electrical
 - i. Updates to Electrical narrative that outlines the concepts of the Electrical, Lighting and Fire Alarm systems and sketches as necessary

- g. LEED Building Analysis and Documentation:
 - i. Consultant shall facilitate a Sustainability / LEED Charrette with design team members and City staff and prepare a project checklist to conform with the current state of the design and project budget, with the goal of achieving the minimum targets stated in the Project Description. Consultant shall be responsible for managing the online certification process with the USGBC.
- h. Update cost model and project schedule
- i. Outline specifications
- j. Owner Meetings
 - i. Meeting #1: Design progress meeting
 - ii. Meeting #2: Phase completion meeting
- k. Community Meetings (Owner to determine appropriate format)
 - i. Meeting #1: Share out current status of project restart and allow for community input
- l. Deliverables:
 - i. Schematic Design Drawing Set
 - ii. Statement of probable construction cost
- m. Client Direction:
 - i. Consultant shall review and provide a written response to all comments generated by the City which are generated from the review of the deliverables provided by the Consultant at 100% SD. City shall prepare and present all comments for this phase to the Consultant in a single response within the designated time period defined by the Project Schedule.
 - ii. Consultant's response to out-of-sequence City comments shall be compensated as an additional service.
 - iii. City to provide written acceptance of the Schematic Design Documents and approval to proceed to the next phase of service.

EXHIBIT B-3**COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES****COMPENSATION SCHEDULE**

Task Description	Original NTE Amount	Revised NTE Amount
Task 1-A – Pre-Design Revisions	\$0	\$22,680
Task 1-B – Grant Application	\$0	\$24,453
Task 2 -Schematic Design	\$83,985	\$83,985
Task 2-A - Schematic Design Revisions	\$0	\$141,406
Task 3 - Design Development	\$80,675	\$216,321
Task 4 - Construction Documents	\$194,452	\$350,619
Task 5 – Reimbursable Expenses	\$4,500	\$3,500
Task 6 - Bidding Assistance	\$2,435	\$5,920
TOTAL FEE	\$366,047	\$848,884

Any additional services beyond those detailed in Exhibit A shall be pre-approved in writing and shall be provided on either an hourly fee basis per the fee schedule shown on Exhibit B-4 or a mutually agreed upon lump sum fee.

REIMBURSABLE EXPENSES

Description	Rate
Mileage	Federal reimbursement rate
Reproductions, Renderings, Computer Models & Physical Models	Cost + 15%
Postage, Messengers, & Other Usual Expenses	Cost + 15%

EXHIBIT B-4**STANDARD BILLING RATES (hourly)**

Noll & Tam Architects	2023 Rates
Principal	\$250 - \$290
Associate Principal	\$220 - \$230
Sr. Architect / Project Manager	\$190 - \$220
Inter. Architect / Project Manager	\$165 - \$180
Intermediate Technical	\$150 - \$170
Junior Technical	\$130 - \$140
Interior Designer	\$150 - \$170
Graphics / Project Admin	\$100 - \$120

tbd Consultants	2023 Rates
Principal	\$250
Project Manager	\$225
Sr. Estimator / MEP Estimator	\$225
Sr. Project Controller / Sr. Scheduler	\$225
Estimator / Scheduler / Project Controller	\$215
Asst. Estimator / Asst. Project Controller	\$185
Administrative / Tech. Support	\$100

atium Engineering	2023 Rates
Principal	\$180
Drafting	\$125
Admin	\$90

Blue Forest Engineering	2023 Rates
Principal	\$200
Engineer VI	\$165
Engineer V	\$155
Engineer IV	\$140
Engineer III	\$125
Engineer II	\$115
Engineer I	\$105
Senior Energy Modeler	\$115
CAD / BIM	\$80
Administrative	\$70

CSW / ST2	2023 Rates
Principal	\$235
Engineer Manager	\$235
Project Engineer V	\$205
Project Engineer IV	\$193
Project Engineer III	\$187
Project Engineer II	\$168
Project Engineer I	\$138
Senior Engineer	\$211 - 220
Engineer V	\$163
Engineer IV	\$140
Engineer III	\$128
Engineer II	\$110
Engineer I	\$100
Senior Designer	\$186
Designer V	\$153
Designer IV	\$141
Designer III	\$128
Designer II	\$116
Designer I	\$110
Technician IV	\$126
Technician III	\$106
Technician II	\$100
Technician I	\$85
Project Coordinator / Off. Mgr.	\$120
Project Assistant II	\$97
Project Assistant I	\$77
Survey Supervisor	\$198
Project Surveyor	\$187
Land Surveyor	\$153
Survey Technician	\$116
Two-man Survey Party	\$275

Einwillerkuehl Landscape Architecture	2023 Rates
Partner	\$275
Project Manager	\$185
Technical	\$185
Designer	\$135 - \$155
Graphics	\$135
Administration	\$135
Intern	\$90

MAR Structural Design	2023 Rates
President	\$275
Partners	\$275
Project Engineers	\$175
Designers	\$150
CAD Staff	\$125
Clerical	\$65 - \$95

Mathew William Design	2023 Rates
Design Services	\$150
Production Services	\$125
Project Management	\$125

Rockridge Geotechnical , Inc.	2023 Rates
Principal Engineer / Geologist	\$180 - \$315
Associate Engineer / Geologist	\$165 - \$200
Senior Engineer / Geologist	\$150 - \$170
Senior Project Engineer / Geologist	\$150 - \$170
Project Engineer / Geologist	\$140 - \$160
Geotechnical Construction Manager	\$140 - \$160
Senior Staff Engineer / Geologist	\$130 - \$150
Field Technician	\$130 - \$150
Graphics	\$115
Technical Typing & Editing	\$95