



QUATTROCCHI KWOK
ARCHITECTS

22 March 2019

Michael Pearson
Facilities Maintenance & Operations
Napa Valley Unified School District
2425 Jefferson Street
Napa, CA 94558

RE: Willow Elementary School Modernization and New Construction
Project No. 1621.00

Dear Mike,

The purpose of this letter is to record a Fee Adjustment for the El Centro school site, now known as Willow.

The NVUSD - QKA Agreement for El Centro (Willow) Elementary School is dated October 13, 2016 and approved by the Board of Trustees on November 3, 2016. The District's Purchase Order is 17-05760. The design fee in the Agreement was based on the Napa Valley Unified School District October 19, 2016 "Working Project Budget Summary" and was incorporated into the Agreement. The Agreement's design fee is established by new construction and modernization percentage of construction fee schedules based on final construction bidding plus change orders. The purpose of this letter is to establish a revised design fee based on final construction costs.

There were multiple phases of work, each with an associated anticipated "Bid Day" construction cost and design fee (based on the Agreement's percentage of construction fee schedules). These phases and fees were further differentiated between new construction and modernization work. The following table summarizes each of these phases as assigned to the bids received for the complete project: Bid 1 from BHM; Bid 2 from Enviroplex; Bid 3 from Matrix for Summer 2017 HVAC and Reroofing. Please note the construction cost and fees for the Temporary Campus work were not included in the Agreement.

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Willow (El Centro) Basic Services Modernization and New Construction by Phase

* Design fee from District Agreement fee schedule

Phase 2 New Classrooms, Toilet Rooms, Site Work and Parking Lot (New construction)

Original Const Cost	Original Design Fee	BHM	Enviroplex	Matrix	Revised Const Cost	REV DESIGN FEE*
\$6,097,824	\$453,370					
		\$5,100,685	\$5,760,194			
					\$10,860,879	\$730,544

Phase 3: New Administration and Health & Wellness Building (New Construction):

Original Const Cost	Original Design Fee	BHM	Enviroplex	Matrix	Revised Const Cost	REV DESIGN FEE*
\$4,369,736	\$333,380					
		\$3,023,620	\$1,531,191			
					\$4,554,811	\$346,337

Phase 4 Modernization

Original Const Cost	Original Design Fee	BHM	Enviroplex	Matrix	Revised Const Cost	REV DESIGN FEE*
\$4,185,800	\$446,080					
		\$3,464,795		\$1,062,366		
					\$4,527,161	\$480,216

Bid Award Check Sums

	BHM	Enviroplex	Matrix	Revised Const Cost
	\$11,589,100	\$7,291,385	\$1,062,366	

Total El Centro Construction Cost \$19,942,851

Change Orders

	BHM	Enviroplex	Matrix	Revised Const Cost
	\$2,906,000	108,040	N/A	
				\$3,014,046
				Change Orders Compensation at 6% \$180,843

Revised Willow ES Basic Services Design Fee	\$1,737,940
Less Original Contract	<\$1,232,830>
Total Proposed Amendment to Basic Services Design Fee	\$505,110

In addition to the Basic Services fee, there were District Approved Supplemental Fees as follows:

1. Fee Reduction – in Agreement	(\$15,000)
2. Food Services, Fire Sprinkler & Landscape Architect – in Agreement	\$227,349
3. Additional Auto. Fire Suppression Sprinkler - Dist. apvd. 3/3/17	\$36,300
4. Additional Renderings – Dist. apvd. 5/3/17	\$3,630
5. Electrical Eng. changes due to HVAC phasing changes – Dist. apvd. 8/11/17	\$13,420
6. Landscape changes due to phasing changes – Dist. apvd. 12/11/17	\$9,680
7. Civil & Electrical Eng. Changes at modular blds. – Dist. apvd. 6/1/18	20,377
8. Added fire alarm to building L – submitted 4/4/18	\$4,585
9. Fire alarm/sprinkler changes buildings E, F, G, H & K – submitted 11/8/18	<u>\$14,688</u>
Total Supplementary Services (in addition to Basic Services)	\$315,029

Total Basic Services Fee from above (bidding plus change orders) \$1,737,940

Total Revised Design Fee **\$2,052,970**

We will reflect this revised fee in our future invoicing. Our previous total design fee for Willow was \$1,547,860 (Original Contract: \$1,232,830 + Supplemental Fees: \$315,029); we respectfully request an increase of \$505,110 outlined in page two of this document, bringing the new total design fee on the project to \$2,052,970. As defined in our Agreement, this fee is exclusive of reimbursable expenses or fees for the temporary campus.

Thank you for this opportunity at Willow Elementary School. Please let me know if you have any comments or questions.

Sincerely,



Mark Quattrocchi, AIA

cc. Kelli Jurgenson, VPCS