



October 30, 2019

Napa Valley Unified School District  
 1616 Lincoln Avenue  
 Napa, CA 94558

Subject: Napa Junction Elementary School  
 Fee Reconciliation and ASR 1, ASR2

Dear Jennifer:

This document combines our fee reconciliation request based on our contract with the district with two add service requests that have occurred since receiving DSA approval for this project. Please see below the outlined items:

**A. Fee Reconciliation:**

Based on our agreement, ATI's fees for Basic Service will adjust as a percentage of construction cost. Our initial fee was determined to be 8.5% of the base construction budget of \$25,700,000 or \$2,184,500. The final board approved GMP construction contract amount for phase 1 and 2 totals \$30,710,106 excluding any contingencies. The adjustment to ATI's fee at 8.5% of the approved GMP of \$30,710,106 results in an increase of \$425,859 for a total contract amount of \$2,610,359.

PERCENTAGE FEE COMPENSATION SCHEDULE						
Original construction budget	\$ 25,700,000	Design Phase	%	Base Fee	Adjusted Fee	Amount
Percentage Fee	8.50%					
		Schematic Design (a)	15%	\$ 327,675	\$ 391,554	\$ 63,879
		Design Development (a)	20%	\$ 436,900	\$ 522,072	\$ 85,172
		Contract Documents (a)	35%	\$ 764,575	\$ 913,626	\$ 149,051
		Agency Approval (a)	3%	\$ 65,535	\$ 78,311	\$ 12,776
		Bidding (b)	4%	\$ 87,380	\$ 104,414	\$ 17,034
Phase 1 GMP (Without contingency)	\$ 23,226,957	Construction (b)	23%	\$ 502,435	\$ 600,383	\$ 97,948
Phase 2 GMP	\$ 7,483,149					
<b>GMP Cost</b>	<b>\$30,710,106</b>		100%	<b>\$ 2,184,500</b>	<b>\$ 2,610,359</b>	<b>\$ 425,859</b>

(a) Design Phase Adjustment  
 (b) Construction Phase Adjustment

**B. Add-Service Request 1: District Standards and Value Engineering**

1. District Standards Scope Adjustments: As a result of decisions being made during the development of the NVUSD District Standards, several material and product selections that were previously approved by the District for this project are revised to reflect the new standards, and additional features to facilitate maintenance are being implemented.

- Wood fascia and soffit boards are changed to fiber cement board
- Standing seam metal roofing specification: Garland 30 year roof is in the base bid. Imetco Series 300 (20 year warranty) is alternate spec.
- Glued-on ceiling tiles in the classrooms are revised to rigid attached acoustic ceiling panel and grid.
- Finishes throughout the campus will be updated to match District standards. For example: VCT in classrooms to be replaced with sheet vinyl tile and carpet tile; epoxy flooring in all Restrooms; FRP in student restrooms; ceramic tile wainscot in staff restrooms. Vinyl tackboard panels to be replaced with other applied tackable product as approved by District. Reduce extent of use to limited areas.
- Addition of bird control and ladder safety brackets

*A History of Innovation*

2. Value Engineering Adjustments: Value Engineering efforts to reduce construction bids led to additional effort required to adjust designs previously approved by the District.

- Reduce number of data drops
- Delete stage from scope
- Revise type and quantity of site furnishings
- Use metal strapping in lieu of wood blocking
- Reduce number and size of trees site wide
- Utilize MC cable at all buildings
- Revision to walkway canopy design to delete standing seam metal roof, and insulation; and use AEP Span product.
- Standing seam metal roofing specification review and Alternate development
- Utilize aluminum electrical feeders in lieu of copper
- Revise below slab and above grade sanitary and storm drain piping from cast-iron to plastic at all buildings.

The above revisions to plans and specifications affect multiple disciplines on the following:

- a. Floor Plans
- b. Reflected Ceiling Plans
- c. Exterior Elevations
- d. Interior Elevations
- e. Finish Plans and Schedules
- f. Construction details across disciplines
- g. Specifications

**C. Add-Service Request 2: Joint Trench Design and Coordination**

The District has requested ATI to engage Joint Trench Consulting Services under our contract to assist with coordinating PG&E and low voltage services onto the site. Please accept this request for Additional Services outlined below.

1. Scope of Additional Services
  - Joint Trench consultant Design Services
  - ATI design coordination and CA services related to this scope of work.

**D. Fees:**

<b>ASR 1 Task Description</b>	<b>Fee by Discipline</b>	<b>Fee by Task</b>
Site Revisions		\$13,800
• <i>Architectural Design / Coordination</i>	\$8,500	
• <i>Landscape Design</i>	\$5,300	
District Standards Revisions		\$20,550
• <i>Architectural Design / Coordination</i>	\$10,200	
• <i>Structural coordination</i>	\$3,450	
• <i>Fire Protection</i>	\$6,900	
Value Engineering		\$28,570
• <i>Architectural Design / Coordination</i>	\$15,000	
• <i>Electrical Design</i>	\$10,120	
• <i>Structural Engineering</i>	\$3,450	
	<b>ASR 1 Total Fee:</b>	<b>\$62,920.00</b>

<b>ASR 2 Task Description</b>	<b>Fee by Discipline</b>	<b>Fee by Task</b>
Joint Trench Design and Coordination		\$55,200
• <i>Joint Trench Services</i>	\$48,000	
• <i>Architectural Design / Coordination</i>	\$7,200	
	<b>ASR 2 Total Fee:</b>	<b>\$55,200</b>

**TOTAL CONTRACT AMOUNT ADJUSTMENT: \$543,979**

Reimbursable expenses will be billed in accordance with master agreement. Please allow \$2,000.

**E. Schedule**

ATI has commenced work outlined in ASR 1 above to meet schedule constraints and has commenced work Joint Trench scope of work as directed on October 3, 2019.

**F. Assumptions/Exclusions**

1. This proposal assumes reasonable response time and action by utility companies, which are outside of ATI or its sub-consultant's control. Should extensive application requirements beyond the limits of described scope area or tasks be necessitated, additional services may apply.
2. Permit application fees shall be paid by District.

Please provide an updated PO to reflect this amount. Please contact me with any questions.

Regards,



May Mohamed  
Project Manager



Anna Win, AIA Managing  
Principal

Cc: Kelli Jurgenson  
Mike Pearson

x \_\_\_\_\_  
Rabinder Mangewala