



February 20, 2020

Chabot Las Positas Community College District
3000 Campus Hill Drive
Livermore, CA 94551

Attention: Ann Kroll
Project Planner, Manager/Facilities Bond Program

Subject: Las Positas College Horticulture Facility
Additional Services Request/Contract Adjustment (*Revised*)
ATI Project No. C9508

Dear Ann,

We respectfully submit this proposal for additional services as well as a contract adjustment for architectural and engineering services for the Agriculture Sciences: Horticulture Facility Project. Below describes the basis for this request.

1.0 Additional Services for Site Revision

The District has recently advised ATI that the site for the Horticulture Facility must be relocated to avoid a potential area of dispute. The approximate location of the new site is depicted on the attached concept site plan; originally presented for Site Committee review on February 5, 2020 and updated to its latest iteration on February 19, 2020. At this new location, the building structures and grounds will be re-oriented and accessed from a driveway at the east end of the existing cul-de-sac. The revised siting of the project will entail one formal presentation meeting with District staff and Site Committee to apprise the user group of the proposed change and obtain feedback, up to three revisions, a revised cost evaluation, and significant changes to architectural site planning, civil engineering, and landscape design. Changes of a lesser scale will impact the building design, structural, mechanical, and electrical engineering. Due to re-orientation of the buildings and grounds to respond to the new site location, plan drawing sheets and exterior elevations will be updated across all disciplines. We anticipate an abbreviated re-work of SD and DD phases to implement this revision.

2.0 Contract Adjustment

The facility pre-program scope identified in the Las Positas College 2018 Facilities Master Plan was targeted construction budget of \$3.4M. This was the basis for ATI's initial contract amount of \$394,000, approximately 11.59% of the budget. ATI also submitted a work plan that roughly followed the schedule expectations outlined in our agreement for the project. Upon commencing programming discussions, differing expectations by the user group relative to the pre-program scope areas outlined in the FMP generated the need for additional meetings and

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presentations beyond the originally estimated time frame to develop the program and basis of design (BOD).

Additionally, it became evident that the targeted budget was insufficiently projected to cover the scope and scale of the pre-program areas as conceptual cost estimates based on the program came in substantially higher than projected. This resulted in additional scope/cost reconciliation meetings with the District and user group as well as multiple cost estimate revisions to bring costs closer to the available budget. At time of acceptance of the final program and Basis of Design, the cost estimate prepared by OCMI was upwards of \$4.0M, with acknowledgement that further reductions of roughly \$300K should be targeted.

While we recognize that the District allowed ATI to compress the Schematic and Design Development phases into one cost estimating exercise, the work effort to develop and coordinate the progression of design is not removed. Our team accelerated work efforts within a constrained time to help maintain the project schedule. With more detailed design development and further feedback from the District and user group, the current DD cost estimate stands at roughly \$4.1M. It is reasonable to assume the value of the scope of work at the new site will be closer to this number than the original budget.

Pursuant to our agreement, ATI requests a one-time adjustment to our Basic Services fee to reflect the level of design effort necessary for this project. We also believe that due to the scale of the project, the front-end work entails a greater percentage of our work effort and further request an adjustment to the compensation schedule, highlighted below.

3.0 Fees:

In accordance with our Agreement, ATI requests the following adjustments to our contract based on the tasks described below:

Site Revisions:

<i>Civil Engineering</i>	\$14,070
<i>Landscape Design</i>	\$9,180
<i>Architectural Design</i>	\$25,200
<i>Structural Engineering</i>	\$10,000
<i>Mechanical Engineering</i>	\$1,890
<i>Electrical Engineering</i>	\$6,300
<i>Cost Estimating</i>	\$3,360

Additional Services Fee: \$70,000

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One-Time Contract Adjustment:

Design Phase	Approved Fee based on \$3.4M Budget	Adjusted Fee based on \$4.1M Budget
Programming	5% \$19,700	8% \$37,680
Schematics	15% \$59,100	15% \$70,650
Design Development	15% \$59,100	15% \$70,650
Contract Documents	35% \$137,900	32% \$150,720
DSA	3% \$11,820	3% \$14,130
Bidding	2% \$7,880	2% \$9,420
Construction	22% \$86,680	22% \$103,620
Closeout	3% \$11,820	3% \$14,130
Basic Services Compensation	\$394,000	\$471,000
	Basic Services Fee Adjustment:	\$77,000
	Reimbursable Allowance:	\$3,900
	Total Contract Adjustment Requested:	\$150,900

4.0 Schedule:

Work will be performed in accordance with the attached schedule.

5.0 Assumptions and Exclusions:

1. District to provide topographic and boundary surveys and geotechnical reports related to the new site to meet schedule.
2. This proposal assumes the existing container storage area remains as is in the same location and that no work will be performed as part of this project. Beautification of the street frontage along the container storage area will be provided by the College.
3. No additional user presentation is anticipated during the revised design development phase. All design review comments will be communicated to ATI by District staff. Should additional user meetings/presentations be needed, please allow \$2,400 per meeting.
4. The Greenhouse and Equipment Shed will be engineered to meet current code but will not be submitted to DSA for structural review. Both will be fenced.

Thank you for opportunity to provide our services on this unique project. Please do not hesitate to call or email me with any questions.

Regards,



Anna Win, AIA
 Managing Principal

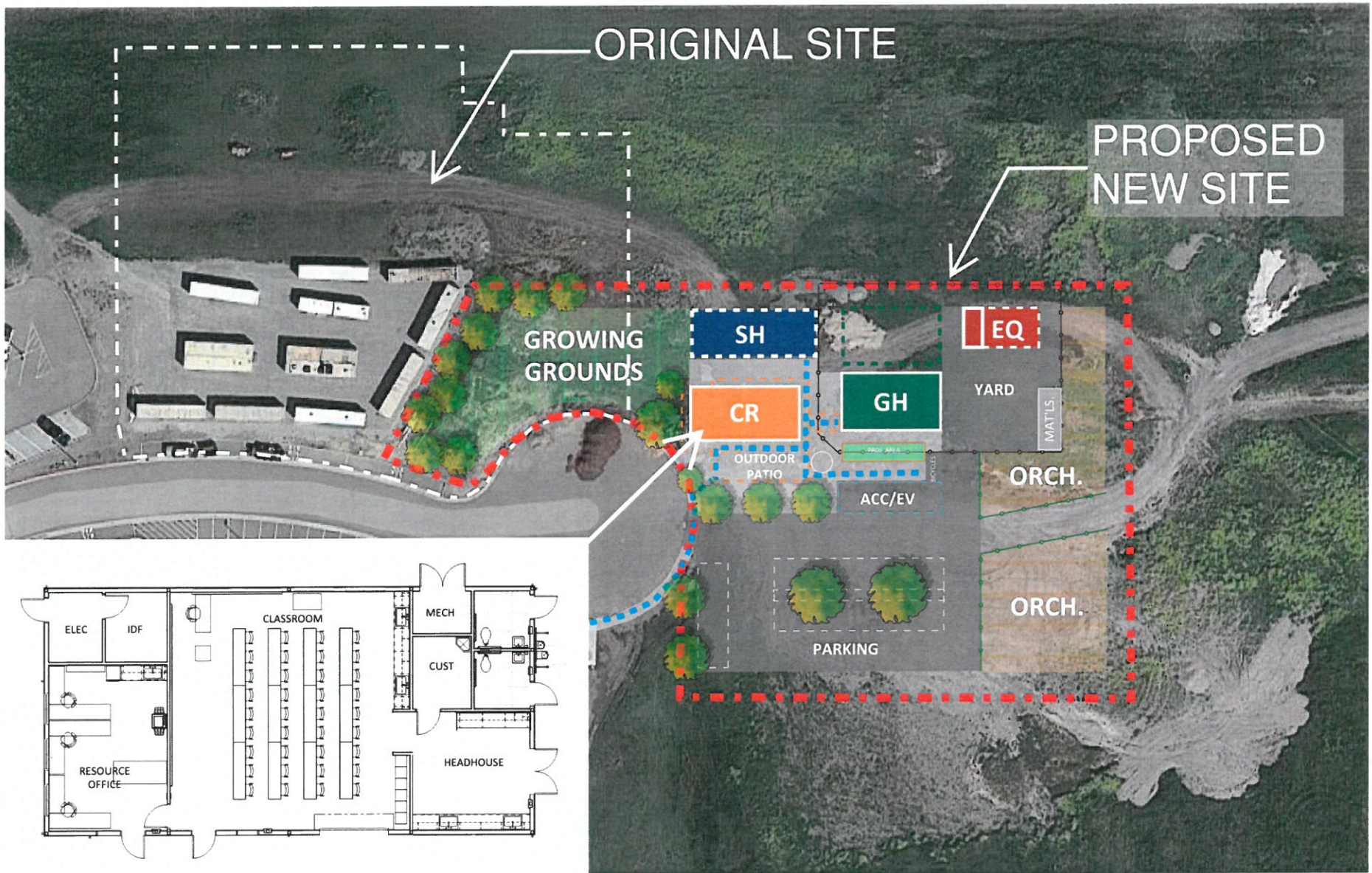


Deborah Lesnepska, R.A.
 Managing Principal

Cc: Inez Ayerra



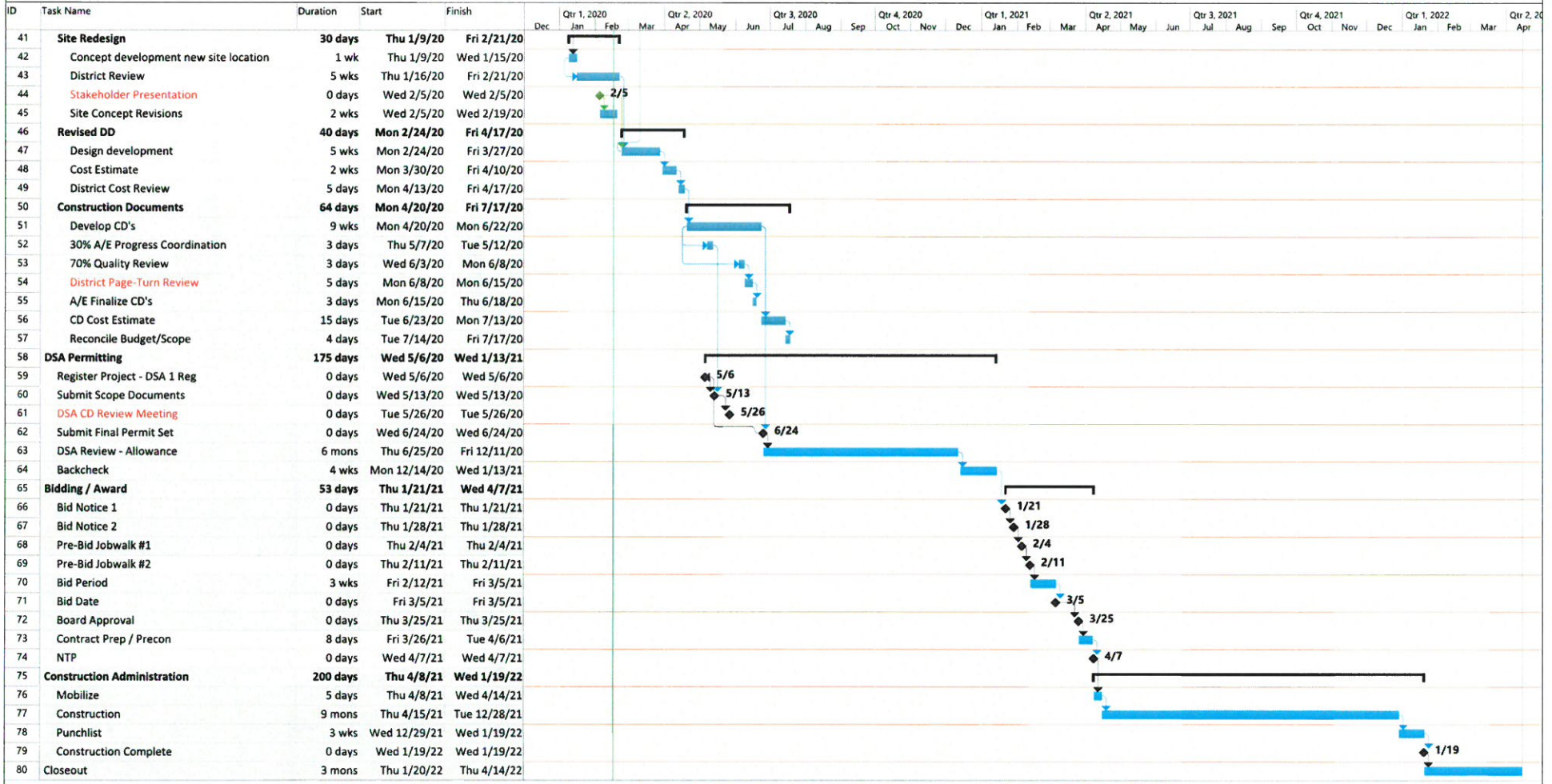
Revised Conceptual Site Aerial



HORTICULTURE FACILITY
CONCEPTUAL SITE PLAN - REVISED LOCATION 8
 February 19, 2020

Las Positas College - Horticulture Facility

Preliminary Project Schedule



Project: 20200129_LPC-Hort_Prelim Schedule_R Date: Mon 2/17/20	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			