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January 29, 2018

Ann Kroll  
Project Planner, Manager / Facilities Bond Program  
Chabot Community College  
25555 Hesperian Boulevard  
Hayward, CA 94545

Subject: Chabot Community College – B-2100 Biological Sciences Project

Dear Ann,

Further to our meeting last week, please find below and attached a summary of Modification Agreement Nos. 11 - 15 for augmented Architecture and Engineering fees as follows:

**Modification No. 11: \$7,295.48**

- Study to reassess need for fire sprinklers in existing building B2100

**Modification No. 12: \$4,390.65**

- Work in association with changed control joint layout, leading to Bulletin 7.1

**Modification No. 13: \$11,661.10**

- Extraordinary effort and increased level of service in relation to the SOG pour

**Modification No. 14: \$2,457.40**

- Development of slab block-out details

**Modification No. 15: \$2,572.35**

- Study to review eliminating the radiant tubing system from the building

Breakdowns of activities undertaken, fees (using 2018 billing rates) and hours expended per consultant and discipline are attached.

As discussed, we understand the District are currently reviewing their position on Modification No. 10, as are HED and our consultants, in the hope that it can be resolved shortly. In the meantime, we hope that the above can be submitted to the February Board meeting for approval with Modification No. 9.

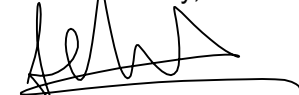
We note that we are currently monitoring the following items and tracking our hours as appropriate.

We will discuss these with you and VANIR further in due course:

- Potential change in LEED goal from Silver to Gold
- Repeated resubmittals requiring additional review time by the design team
- Extraordinary effort/increased level of service in relation to the forthcoming 2<sup>nd</sup> floor slab pour
- Schedule extension

Please let us know if you have any queries.

Yours sincerely,



Anna MacDougall, RIBA  
417 Montgomery Street, Suite 400  
San Francisco, CA 94104

cc: Eric Barger (VANIR), Greg Blackburn, Mike Myers, Greg Miller (HED)

## CHABOT B2100 BIOLOGICAL SCIENCES ANNEX

### MODIFICATION 11: Study to reassess need for fire sprinklers in existing building B2100

#### Services undertaken in relation to this additional scope item included:

- HED** Study to reassess need for fire sprinklers in existing building B2100 per CM/Owner request  
Review of historical files incl DSA correspondance and code information, discussions with PIC  
Discussions (conference calls, emails) with two CMs  
Discussions with ME regarding viability of potential alternatives  
Code consultant review and research (external consultant to HED)  
Field walk with CM to review existing building and discuss alternatives  
Support of IOR in prep for discussion with DSA  
Written response, following research and careful review, to alternate options proposed by CM  
Further correspondance following request of new CM to revisit original response
- ARUP** ME review and discussions with HED to discuss viability of potential alternatives

#### Additional compensation is sought as follows:

Consultant	Discipline	2018 Rate (\$/hr.)	Hours	Cost
Arup	Senior Mechanical/Plumbing Engineer	\$ 189.00	2	\$ 378.00
Doug Krug	Code Consultant	\$ 152.25	3	\$ 456.75
HED	Principal in charge	\$ 275.00	0.5	\$ 137.50
	Technical Leader/AOR	\$ 260.00	16	\$ 4,160.00
	Senior Project Architect	\$ 250.00	4	\$ 1,000.00
	Senior Project Manager	\$ 250.00	2	\$ 500.00

#### COST SUMMARY

<b>TOTAL DESIGN TEAM LABOR FEE</b>	<b>\$ 6,632.25</b>	
<b>BASIC EXPENSES ALLOWANCE</b>	<b>\$ 663.23</b>	
<b>TOTAL FEE</b>	<b>\$ 7,295.48</b>	10%

#### Notes:

Subconsultants hourly rates include a 5% administration fee/mark-up as per the Agreement for Architectural/Engineering Services

## CHABOT B2100 BIOLOGICAL SCIENCES ANNEX

### MODIFICATION 12: Work in association with changed control joint layout, leading to Bulletin 7.1

#### Services undertaken in relation to this additional scope item included:

- HED** Changed control joint location per Owner direction to further limit potential for SOG cracking  
Conference calls and coordination with design team (SE, ME), IOR and CM  
Visit to LPC (incl. discussion with IOR, review of associated documents, preparation and issue of file note)  
Draft, coordinate, and issue Bulletin 7.1 to include additional control joints
- ARUP** Conference calls and coordination between SE, ME and HED relating to moving control joints and associated radiant tube requirements  
Providing guidance to contractor regarding the implementation of the revised construction joint and control joint layout including specific coordination in vicinity of PEX tubing.  
Development and production of Bulletin 7.1 (including added clarification details to facilitate GC coordination)

#### Additional compensation is sought as follows:

Consultant	Discipline	2018 Rate (\$/hr.)	Hours	Cost
Arup	Senior Structural Engineer	\$ 204.75	6	\$ 1,228.50
	Senior Mechanical Engineer	\$ 189.00	2	\$ 378.00
	Technical Leader/AOR	\$ 260.00	1	\$ 260.00
	Senior Project Architect	\$ 250.00	8	\$ 2,000.00
	Senior Project Manager	\$ 250.00	0.5	\$ 125.00

#### COST SUMMARY

<b>TOTAL DESIGN TEAM LABOR FEE</b>	<b>\$</b>	<b>3,991.50</b>	
<b>BASIC EXPENSES ALLOWANCE</b>	<b>\$</b>	<b>399.15</b>	
<b>TOTAL FEE</b>	<b>\$</b>	<b>4,390.65</b>	10%

#### Notes:

Subconsultants hourly rates include a 5% administration fee/mark-up as per the Agreement for Architectural/Engineering Services

## CHABOT B2100 BIOLOGICAL SCIENCES ANNEX

### MODIFICATION 13: Extraordinary effort and increased level of service in relation to the SOG pour

#### Services undertaken in relation to this additional scope item included:

- HED** Coordination, required as a result of the lack of quality control and coordination drawings provided by the GC. Involved significant effort and HED-led field reviews to assure the objectives of the approved contract documents were implemented by the contractor.
- Additional correspondence, meetings and conference calls to work through these coordination items  
Three additional site visits were made by HED, over and above those typically provided/necessary (Note: the time claimed as part of this additional service modification excludes all pre- and post-OAC site walks)  
Additional and extensive field observation reports. These were used by the IOR as the basis for IRs.  
Documentation issued to assure the contractor installed their work in a coordinated assembly. (The lack of GC coordination put the quality and schedule of the SOG at risk).
- ARUP** SE review of as constructed SOG reinforcing layout due to lack of GC coordination. This review was conducted in addition to an in-person SE site visit.
- ME made two site visits when one should have sufficed since the contractor required more assistance in coordinating their work.
- Following this additional site visit, ME prepared a report detailing additional items to address before the pour. SE and ME involvement in a significant amount of additional correspondence, meetings and conference calls to work through these coordination items

#### Additional compensation is sought as follows:

Consultant	Discipline	2018 Rate (\$/hr.)	Hours	Cost
Arup	Senior Structural Engineer	\$ 204.75	4	\$ 819.00
	Senior Mechanical Engineer	\$ 189.00	8	\$ 1,512.00
HED	Technical Leader/AOR	\$ 260.00	2	\$ 520.00
	Senior Project Architect	\$ 250.00	29.5	\$ 7,375.00
	Senior Project Manager	\$ 250.00	1.5	\$ 375.00

#### COST SUMMARY

<b>TOTAL DESIGN TEAM LABOR FEE</b>	<b>\$</b>	<b>10,601.00</b>	
<b>BASIC EXPENSES ALLOWANCE</b>	<b>\$</b>	<b>1,060.10</b>	
<b>TOTAL FEE</b>	<b>\$</b>	<b>11,661.10</b>	10%

#### Notes:

Subconsultants hourly rates include a 5% administration fee/mark-up as per the Agreement for Architectural/Engineering Services

## CHABOT B2100 BIOLOGICAL SCIENCES ANNEX

### MODIFICATION 14: Development of slab block-out details

#### Services undertaken in relation to this additional scope item included:

- HED** Development of slab block-out details, per CM direction  
Conference calls and coordination with design team (SE), IOR and CM  
Draft, coordinate and issue additional block-out details which the CM then issued as a field directive to advance the schedule of the SOG pour
- ARUP** Coordination of hydronic pipes through perimeter of slab and adjacent foundation structure and development of associated construction sketches.  
Conference calls and coordination

#### Additional compensation is sought as follows:

Consultant	Discipline	2018 Rate (\$/hr.)	Hours	Cost
Arup	Senior Structural Engineer	\$ 204.75	4	\$ 819.00
HED	Technical Leader/AOR	\$ 260.00	4	\$ 1,040.00
	Senior Project Architect	\$ 250.00	1	\$ 250.00
	Senior Project Manager	\$ 250.00	0.5	\$ 125.00

#### COST SUMMARY

<b>TOTAL DESIGN TEAM LABOR FEE</b>	<b>\$</b>	<b>2,234.00</b>	
<b>BASIC EXPENSES ALLOWANCE</b>	<b>\$</b>	<b>223.40</b>	
<b>TOTAL FEE</b>	<b>\$</b>	<b>2,457.40</b>	10%

#### Notes:

Subconsultants hourly rates include a 5% administration fee/mark-up as per the Agreement for Architectural/Engineering Services

## CHABOT B2100 BIOLOGICAL SCIENCES ANNEX

### MODIFICATION 15: Study to review eliminating the radiant tubing system from the building

#### Services undertaken in relation to this additional scope item included:

- HED** Study to review eliminating the radiant tubing system from the building per Owner/CM request  
Review of historical files incl BOD, LEED documentation, correspondence, discussions with PIC  
Conference calls and coordination with design team (ME) and CMs  
Discussions with ME regarding viability of potential alternatives  
Review of LEED impact (LEED specialist with ME)
- ARUP** Review LEED energy calculation and point scorecard to understand what effect this would have on overall LEED  
Provided detailed written responses to explain current proposal and provide commentary on potential  
Conference calls and coordination

#### Additional compensation is sought as follows:

Consultant	Discipline	2018 Rate (\$/hr.)	Hours	Cost
Arup	Senior Mechanical Engineer	\$ 189.00	4	\$ 756.00
HED	Principal in charge	\$ 275.00	0.5	\$ 137.50
	Technical Leader/AOR	\$ 260.00	2	\$ 520.00
	Senior Project Architect	\$ 250.00	2	\$ 500.00
	Senior Project Manager	\$ 250.00	1	\$ 250.00
	LEED Specialist	\$ 175.00	1	\$ 175.00

#### COST SUMMARY

<b>TOTAL DESIGN TEAM LABOR FEE</b>	<b>\$</b>	<b>2,338.50</b>	
<b>BASIC EXPENSES ALLOWANCE</b>	<b>\$</b>	<b>233.85</b>	
<b>TOTAL FEE</b>	<b>\$</b>	<b>2,572.35</b>	10%

#### Notes:

Subconsultants hourly rates include a 5% administration fee/mark-up as per the Agreement for Architectural/Engineering Services