



May 25, 2018
Revised June 5, 2018

Mr. Michael Otavka
Director of Facilities, Planning, and Construction
21380 Centre Pointe Parkway
Santa Clarita, CA 91350

Re: Work Load Escalation Fee
Sierra Vista Junior High School Container Classroom Addition
Project 1611000.06

Dear Michael:

This letter is a follow-up to our previous discussion regarding WLC's fee amendment request. The additional scope of work described in this letter is outside of our original contracted scope of work and directly related to work load escalation. The list includes, unknown scope of work that was not included in our agreement for architectural services dated May 19, 2017. Our current contract totals \$391,002.00. We are requesting that our compensation be increased by \$125,767.00 bringing the new total to \$516,769.00.

It is our intent to provide a thorough summary to assist the District in better understanding our over and beyond work effort on this project to date. We have included an updated Fee Schedule, Attachment A, which includes the hours that have been expensed on this project to date in addition to hours we anticipate will be needed to complete this project.

Itemized Related to the Work Load Escalation

1. Plumbing engineering design services for new modular buildings that require waste, vent hot and cold-water services connecting to 5 feet outside of building.
2. Additional scope of work related to Growth Point site specific structural and overall drawings.
3. Additional scope of work related to coordination meetings requested by the District.
4. Additional scope of work related to bidding and construction administration.

Summary of Work Load Escalation

1. Plumbing Engineering Design Services for New Modular Buildings:

The lateral plumbing design which was understood to be part of GPS scope of work and to be included in their site-specific drawings. After further meetings it was confirmed by Growth Point Structures that this was not in their scope of services. Therefore, the District requested for WLC to consult with KEI Plumbing Engineers as an add service to the project.

2. Additional Scope of Work Related to Growth Point Site Specific Structural and Overall Drawings:

WLC's proposal specifically excluded any modifications or added scope of work related to the Modular Container Classroom Buildings. There were numerous changes made to the classroom buildings, many of them listed in the description of work. However, our exclusion was listed because it was determined the building manufacturer was to submit all changes to DSA in a CCD after initial DSA approval of the WLC drawing set. The building manufacturer made significant changes to their own DSA approved stockpile drawings to meet the building specific expectations of the Owner. These changes were necessary so that the buildings could be constructed correctly in the factory; however, these changes by the manufacturer to their stockpile drawings required WLC to re-coordinate our drawings. This redesign work included adding sink locations, door and window panel locations, changing direction of door swings, and adding an interior door between two buildings. Adding the door between two adjacent buildings required effort by WLC to help the manufacturer provide a door schedule and a construction detail acceptable to DSA for the new door. WLC had to oversee/review the drawing package submitted by GPS to confirm they would in fact include the scope needed for a complete DSA submittal package.

In addition to these specifically excluded re-designs, WLC also expended significant effort to help the manufacturer address and coordinate revisions made to their drawings; that required reorganization and resubmittal after the project had been submitted to DSA for backcheck, and comments were already received. The DSA plan checker was not satisfied with simply replacing and adding drawings to the original set, DSA requested that all the new drawings and revised drawings be resubmitted to DSA for review prior to providing us with a DSA backcheck appointment. This took several conference calls with DSA plan checker and back and forth coordination with GPS. The effort took over two-months to finally comply with DSA's requests and proceed to schedule a final backcheck appointment.

3. **Additional Scope of Work Related to Coordination Meetings Requested by the District:**

In July 2017, the District had a change in Project Management personnel on this project, therefore, additional meetings were requested by the District to bring the District Administration taking over, up to date. This included design coordination meetings with the School's Principal and Vice Principal to confirm the current information on the design plans were as discussed prior to Project Management transition.

WLC also attended additional meetings with District, TELACU Construction Management, and Growth Point to go over the modular building scope contract. This assisted the District in confirming that all the scope of work reflected on the contract would be delivered by GPS as noted and, in the timeframe required or a credit/modification to the contract would need to be made.

4. **Additional Scope of Work Related to Bidding and Construction Administration.**

During the bidding phase there was four addenda issued to DSA for review and approval. Addendum 1 included, required significant design coordination revisions requested by the District regarding the low-voltage technology within the classrooms, markerboards, closet doors with sprinkler systems, and, also including fire alarms to all classrooms at the request of the District. There was also added exterior partition design to the exterior of the restrooms added during this addendum. This scope impacted Electrical Engineer's drawings as well as GPS drawings.

The Addenda were issued to DSA for review however, the final DSA approved drawings were received after the contract was awarded. This will require WLC to prepare a separate set of drawings for the bidders to price out the difference between the original Addendum Bid Set and the DSA approved set. The set will be issued as a proposal request with a narrative and clouded revised drawings from WLC, KEI, GPS.

We will be issuing a construction change directive to add acoustical panels to all classrooms per the District's request. Concerns have risen regarding the acoustics in the existing container modular classrooms at Placerita Junior High School, which were recently installed. The District has opted to add acoustical panels design in the classrooms to mitigate the issue at both school campuses. The CCD will be prepared and issued once the system goes through a trial that will be conducted at Placerita Junior High School.

During construction, WLC will provide additional support to coordinate any gaps between GPS drawings and construction. Currently we have issued three DSA Construction Change Directives due to GPS Construction modifications to their existing drawings. We anticipate our Design Team spending approximately 65-hours a month on CA services, the WLC Project Team will range between 12-15 hours weekly, to assist during the construction administration phase. We believe these hours are conservative but understand this project will likely run smoothly.

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As you will also notice in the attached Matrix, we have not included any additional fees for our Consultants. To mitigate the fees and hours to a minimum, we will do what we can to review and respond to RFI's internally, as well as coordinating work prior to sending it to our Engineers for a final confirming response. We will also not require them to attend any of the construction meetings, to minimize site visits to as required only.

If you should have any questions, please feel free to contact me.

Sincerely,



Robert J. Hensley
Architect, AIA
LEED AP
CFO, Principal

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Attachment: Additional Service Proposal for Plumbing Services, dated November 11, 2016
Attachment 'A' - Add Service Matrix, dated June 4, 2018