

**AMENDMENT NO. 1 TO THE AGREEMENT  
BETWEEN THE CITY OF SAN MATEO AND  
ELS ARCHITECTURE & URBAN DESIGN FOR  
CITYWIDE FACILITIES CONDITION ASSESSMENTS  
(\$51,066.25 [Original Amount]; \$556,433.75 [Amendment No. 1])**

This Amendment is made and entered into this day of \_\_\_\_\_, by and between the CITY OF SAN MATEO, a municipal corporation existing under the laws of the State of California ("CITY"), and ELS ARCHITECTURE & URBAN DESIGN ("CONSULTANT").

WHEREAS, CITY and CONSULTANT entered into a professional services agreement on July 8, 2024 for condition assessments for citywide facilities; and

WHEREAS, CITY and CONSULTANT wish to amend the Agreement to provide additional services and increase compensation by \$556,433.75, for a new total Agreement amount of \$607,500.00.

NOW, THEREFORE, the Parties agree as follows:

1. Section 4, "Payment," of the Agreement is amended to read:

*"Payment shall be made by CITY only for services rendered and upon submission of a payment request upon completion and CITY approval of the work performed. In consideration for the full performance of the services set forth in Exhibits A and B, CITY agrees to pay CONSULTANT a fee in an amount of \$607,500.00."*

2. Exhibit A, "Scope of Services," is replaced in its entirety with the attached Exhibit A, incorporated by reference.
3. Exhibit B, "Fee Schedule," is replaced in its entirety with the attached Exhibit B, incorporated by reference.
4. The remaining terms of the Agreement remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]



## EXHIBIT A

### SCOPE OF SERVICES

#### Project Scope

The City of San Mateo is in the process of assessing the future budget needs for the 87 city-owned properties which range from large facilities to a number of park restroom facilities. In the process of the initial study of the sites, ELS and the City decided to exclude several sites for the following reasons: buildings are actively being worked on or studied, a number of buildings have been built within the last few years and show few visible signs of issues, or facilities that are small enough that study is not needed. The remaining 57 facilities are represented in the scope below. The ELS team has divided these facilities into two parts: buildings in need of a detailed evaluation reports to identify deficiencies in more detail and help determine the best course forward, and facilities that can be walked for a visual assessment suitable to generate a ROM cost estimate for the City to use in their budget. The following describes these two approaches by task:

#### ***TASK 1: Detailed Facilities Assessment of the following existing City facilities:***

1. BERESFORD RECREATION CENTER
2. CENTRAL RECREATION CENTER
3. FIRE STATION #27
4. HILLSDALE LIBRARY
5. LAKESHORE PARK RECREATION CENTER
6. OLD FIRE STATION #26
7. SENIOR CENTER
8. SHOREVIEW RECREATION CENTER
9. TRANSIT CENTER BRIDGE
10. TRINTA PARK RESTROOM BUILDING

For these facilities, the ELS team will do the following detailed feasibility study:

- Conduct (1) site visit to observe the existing facility and identify the following:
  - Assess structural systems to the extent that is visible without destructive investigation.
  - Review existing electrical service and systems.
  - Review existing plumbing and mechanical systems.
  - Identify building issues including wear, water intrusion and age and accessibility concerns.
- Review any plans if available.
- Provide direction if any destructive investigation is needed.
- Prepare a cost estimate for the identified improvements.
- Prepare a draft report with the findings and cost estimate for City review and comment.
- Deliver final report with City comments incorporated.

***TASK 2: Facilities Walkthrough and Visual Assessment for a ROM Cost Estimate for the following existing City Facilities:***

1. AQUATIC PARK RESTROOM - SOUTH
2. AQUATIC PARK RESTROOM - NORTH
3. AQUATIC PARK RANGER STATION/BOAT HOUSE
4. BAY MEADOWS PARK RESTROOM
5. BERESFORD PARK - ROSE ROOM
6. BERESFORD PARK - RESTROOM
7. BERESFORD BOCCE COURTS RESTROOM
8. BERESFORD - PICNIC SHELTER
9. BERESFORD PARK - CHANGE BUILDING
10. BERESFORD PARK - GARDEN CENTER
11. CENTRAL CERAMICS STUDIO BUILDING
12. CENTRAL GARAGE
13. CENTRAL PARK GRANDSTANDS
14. CENTRAL PARK RESTROOMS
15. CENTRAL PARK - TEA HOUSE
16. CENTRAL PARK - KOHL PUMP HOUSE
17. CENTRAL PARK - MAINTENANCE SHED
18. CORPORATION YARD PARKS WAREHOUSE
19. CORPORATION YARD ADMIN MOBILE OFFICE
20. CORPORATION YARD ADMINISTRATION BUILDING/AUTO/CARPENTERS
21. CORP YARD - PARKS SHELTER
22. CORPORATION YARD - STREETS SHELTER
23. CORPORATION YARD - ENVIRONMENTAL COMPLIANCE
24. CORPORATION YARD FACILITIES WAREHOUSE
25. CORPORATION YARD - SIGN SHOP
26. FIRE STATION #23 HOSE TOWER ONLY
27. FIESTA MEADOWS PARK RESTROOM
28. GOLF COURSE SHED
29. GOLF COURSE RESTROOM - 3RD HOLE
30. GOLF COURSE RESTROOM - 9TH HOLE
31. HARBORVIEW PARK RESTROOM
32. INDIAN SPRINGS PARK RESTROOM
33. JOINVILLE PARK RESTROOM
34. LAKESHORE PARK RESTROOM/CONCESSION
35. LAURELWOOD PARK RESTROOM
36. LOS PADROS PARK RESTROOM BUILDING
37. MARINERS ISLAND PARK RESTROOM
38. MARTIN LUTHER KING PARK RESTROOM
39. OLD FIRE STATION #25 AND HOSE TOWER
40. PADDOCK PARK RESTROOM
41. RYDER PARK RESTROOM
42. SEAL POINT PARK RANGER OFFICE/BARN
43. SEAL POINT PARK RESTROOM - NORTH
44. SEAL POINT PARK RESTROOM - SOUTH

45. SEAL POINT PARK GUARD HOUSE
46. SHOREVIEW PICNIC SHELTER
47. SHOREVIEW EQUIPMENT SHED

For these facilities, the ELS team will do the following for each site:

- Conduct (1) site visit of the facility;
- Create a bullet point list of improvements/maintenance needed from the visual observation.
- No destructive investigation is included.
- The cost estimator will generate a draft Rough Order of Magnitude estimate for the listed improvements for City review and comment.
- Deliver a final cost estimate for each site with City comments incorporated.

Any facility not included in the two lists above has been excluded from this study. ELS and its team is available and welcomes the opportunity to do additional sites as an additional service should the city deem them necessary as it works through its budget exercise.

### **Schedule**

Based on our conversations with the City, it is our understanding these feasibility studies need to be complete no later than June 2025. Our team will work with the City to schedule a few site visits at a time, working through approximately 2 full assessments per month, and spacing the necessary site walks for the Task 2 assessments that work with City availability and the team's schedule.

### **Additional Services and Reimbursable Expenses**

Certain items of work are not included in basic services but can be performed as additional services, based upon ELS attached hourly rates, if required. These items include, but are not necessarily limited to, the following:

1. Project scope in addition to that described above, including additional sites;
2. Design beyond the Needs Assessment and Schematic Level Narrative Recommendations, such as Schematic Design, Design Development, Construction Documents, Bid and/or Construction Administration;
3. Work and scope to be performed by any consultants not included above;
4. Any costs associated with destructive testing;
5. Providing professional renderings or models;
6. Fees paid for securing approval of authorities having jurisdiction over the project.

### **Exclusions/Provisions**

The following items of work are excluded:

1. Removal of hazardous materials;
2. Site, boundary, utility, and topographic survey;
3. Geotechnical analysis and soils report;
4. Duct leakage tests (if deemed necessary, would recommend testing be conducted by an HVAC contractor);
5. Obtaining and paying for construction permits; and

6. Unless otherwise provided, ELS and its Consultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.

## EXHIBIT B

### FEE SCHEDULE

<b>Task 1</b>	<b>Amount</b>
Orientation to the Properties / Development of the Work Plan & Investigation	\$ 51,066.25
<b>Tasks 2, 3 &amp; 4</b>	
Architecture: Assessment, Project Management and Coordination (ELS)	\$ 163,952.00
Structural Seismic Assessment (IDA)	\$ 83,850.00
Mechanical/Electrical/Plumbing Assessment (Salas O'Brien)	\$ 144,032.00
Cost Estimating (Cumming Corp)	\$ 157,099.75
<b>Total</b>	<b>\$ 600,000.00</b>

Reimbursable expenses are in addition to the Basic Services amount. The City of San Mateo should budget \$7,500 for reimbursable expenses.