

## **SUMMARY – Approval of Three Addenda to Architect Agreement**

The Board previously approved the Master Architectural Services Agreement ("Master Agreement") with PJHM Architects ("PJHM") in November of 2017. The Master Agreement was drafted to retain PJHM for the planning and design of multiple projects at multiple school sites. As individual projects are developed, separate addenda are drafted for addition to the Master Agreement to detail the scope of work and cost estimates associated with each individual project. Three prior addenda were executed for the Paloma Valley High School (PVHS) Classroom Building and Stadium Improvements Project, California Military Institute (CMI) Gymnasium and Parking/Vehicle Circulation Project, and previous Perris High School projects. Now, District staff has received Board approval to move forward with three additional projects.

First, as described in Addendum No. 4, PJHM will develop plans and specifications for construction of a thirty-three (33) meter pool facility at Paloma Valley High School (PVHS) along with additional priority projects, which consist of 1) relocation of various administrative facilities from their current location to the existing County library facility, 2) improvements to campus security, on-site vehicular circulation, pedestrian access and creation of a new school entrance, 3) creation of a new multipurpose facility and relocation of the existing auto shop facility to the Building L area, 4) repurposing of existing administrative spaces to create a student union facility and 5) relocation of the programs in the existing relocatable buildings to a space north of the existing wrestling rooms. PJHM's services for all projects will include all services necessary to develop the project plans and specifications, through approval by the Division of State Architect (DSA). The estimated construction cost of the pool facilities and other priority projects at PVHS is \$24,000,000.00, and the total project budget is approximately \$30,000,000.00. The cost for PJHM's services for this project is estimated to be \$1,977,500.00 through completion, based on the negotiated hybrid new construction/modernization sliding scale fee schedule and additional fees for specialty engineering services, as described in the attached Addendum No. 4. Architect fees, while initially based upon estimated construction costs, are ultimately based upon actual construction costs.

Second, as described in Addendum No. 5, PJHM will develop plans and specifications for construction of a thirty-three (33) meter pool facility and team locker rooms to be constructed at Heritage High School ("HHS"). The estimated construction cost for the pool facility and team locker rooms at HHS is \$10,000,000.00 and the total project budget is approximately \$12,500,000.00. The cost for PJHM's services for this project are estimated to be \$817,500.00 through completion, based on the new construction sliding scale fee schedule, and additional fees for specialty engineering services, as described in the attached Addendum No. 5. Architect fees, while initially based upon estimated construction costs, are ultimately based upon actual construction costs.

Third, as described in Addendum No. 6, PJHM will develop plans and specifications for construction of a thirty-three (33) meter pool facility to be constructed at Perris High School ("PHS"). The estimated cost of the pool facilities and other priority projects at PHS is \$8,000,000.00, and the total project budget is approximately \$10,000,000.00. If all three addenda are executed and the projects described in Addendum No. 4 and Addendum No. 5 are both constructed by PJHM in addition to the PHS pool facility, the District was able to negotiate a lesser architect's fee, based on the new construction sliding scale fee schedule provided in Addendum No. 6. In that instance, the PJHM's fee for this project is estimated to be \$682,500.00 through completion, including additional fees for specialty engineering services. If one or both of the projects described in Addendum No. 4 and Addendum No. 5 are not constructed by PJHM, PJHM's fee for this project will be based on the higher modernization sliding scale fee schedule, as described further in the attached Addendum No. 6. In that instance, PJHM's fee for this project is estimated to be \$922,500.00 through completion, including additional fees for specialty engineering

services. Architect fees, while initially based upon estimated construction costs, are ultimately based upon actual construction costs.

Finally, pursuant to Education Code sections 17604 and 17605, the Board may delegate authority to enter into contracts to purchase items, such as services. Accordingly, staff recommends that the Board delegate authority to the Deputy Superintendent of Business Services, Candace Reines, or her designee to execute and take any other action necessary to finalize the three Addenda.