

AMENDMENT NO. THREE TO AGREEMENT

BETWEEN THE COUNTY OF SAN MATEO AND Smith-Karng Architecture

THIS AMENDMENT TO THE AGREEMENT, entered into this August 12, 2025, by and between the COUNTY OF SAN MATEO, hereinafter called "County," and Smith-Karng Architecture, hereinafter called "Contractor";

WITNESSETH:

WHEREAS, pursuant to Government Code, Section 31000, County may contract with independent contractors for the furnishing of such services to or for County or any Department thereof;

WHEREAS, the parties entered into an Agreement for architectural and engineering services for the San Mateo Medical Center Prevent Self-Harm and Ligation and Psychiatric Emergency Services (PES) Youth Crisis Stabilization Unit Renovation Projects from February 1, 2023 through August 30, 2024 in an amount not-to-exceed \$107,596 on February 1, 2023; and

WHEREAS, the parties amended the Agreement to increase the not-to-exceed amount by an additional \$81,040 for a new not-to-exceed amount of \$188,636 and extend the term of the Agreement through September 30, 2025; and,

WHEREAS, the parties wish to amend the Agreement to increase the not-to-exceed amount by \$40,000 for a new not-to-exceed amount of \$228,636 and extend the term of the Agreement through December 30, 2025.

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO AS FOLLOWS:

1. Section 3. Payments of the agreement is amended to read as follows:

In no event shall County's total fiscal obligation under this Agreement exceed Two-Hundred Twenty-Eight Thousand Six Hundred Thirty-Six Dollars and Zero Cents (\$228,636.00).

2. Section 4. Term of the agreement is amended to read as follows:

Subject to compliance with all terms and conditions, the term of this Agreement shall be from February 1, 2023 through December 30, 2025.

3. Other Changes:

Exhibit A is hereby amended as follows to add additional scope of work:

This amendment includes time for additional construction administration and HCAI (Department of Health Care Access and Information) signoffs.

The Contractor shall replace existing T-bar ceiling with hard-lid ceiling at three locations. All existing light fixtures and registers will be replaced for the new ceiling, other electrical devices will be removed and reinstalled. The three locations are as listed below:

- Corridor 1PS102
- Triage 1PS003
- Vestibule 1PS042

The Contractor shall review and coordinate TAB report including the adjustments of the existing HVAC system between the general contractor, facility engineer, BMS technician, mechanical sub and mechanical engineer for additional areas.

- Add an additional 12"x12" ceiling access panel.
- Install plexiglass over existing window openings at six seclusion rooms.

Exhibit B is hereby amended to read as follows:

In any event, the total payment for services of Contractor shall not exceed \$228,636.

Exhibit B is further amended include the fee schedule for the additional scope of work:

<u>Architectural Fees:</u>			
	HOURS	RATE	TOTAL
A. Construction Document			
Project Manager	8	\$ 180 = \$	1,440
Job Captain	16	\$ 165 = \$	2,640
B. Agency Review			
Project Manager	2	\$ 180 = \$	360
Job Captain	6	\$ 165 = \$	990
A. Contract Administration			
Project Manager	18	\$ 180 = \$	3,240
Job Captain	10	\$ 165 = \$	1,650
Subtotal Architectural			\$ 10,320
 <u>Consultants Fees:</u>			
Mechanical	Cammissa+Wipf		\$ 7,390
Electrical	Arsenio Ortega		\$ 1,500
Subtotal Consultant			\$ 8,890
Total Fee			\$ 19,210

4. All other terms and conditions of the agreement dated February 1, 2023, between the County and Contractor shall remain in full force and effect.

In witness of and in agreement with this Agreement's terms, the parties, by their duly authorized representatives, affix their respective signatures:

For Contractor: Smith-Karng Architecture

DocuSigned by:

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Contractor Signature

7/8/2025


Date

Timothy Reap

Contractor Name (please print)

For County:

COUNTY OF SAN MATEO


By: _____
President, Board of Supervisors, San Mateo County

Resolution No. 081371

Date: August 12, 2025

ATTEST:

By: _____
Clerk of Said Board