

SMITHGROUP

AMENDMENT TO CLIENT CONTRACT

SG Project Title: South San Francisco Wellness Center
SG Project Location: South San Francisco, CA
SG Project Number: 11340

ASRs No. 26 - 33

County of San Mateo
Project Development Unit
555 County Center, 2nd Floor
Redwood City, CA 94063

By signing below, the parties agree that SmithGroup will provide the below Scope of Services in conjunction with our Agreement dated November 11, 2018, and to expend an additional \$749,085 bringing the total amount authorized, as of this date, to \$6,355,184.

Scope of Services

26. Exterior and Interior Signage/Wayfinding Redesign

Per PDU, SmithGroup is to revise and update the exterior wayfinding to reflect a campus-wide approach that includes the Courts Building and the multiple tenants at the Wellness Center. Approach for entries to the facility will be revisited (one vs. two different addresses). Interior wayfinding will be updated (different from code compliance requirements) to provide universal wayfinding for multi-lingual clients that will visit the building. Signage will be bilingual throughout (English and Spanish). Fees include potential architectural changes anticipated to result from signage redesign.

Subtotal Fee \$70,070

27. Site Security (Parking lot cameras and speed humps), and reevaluation on building exterior/interior camera locations

Not to exceed budget. SmithGroup assumes one (1) additional meeting with Peter Shih to review the users' site security concerns. Jenny Hsia is to confirm with Mike Rypkema potential locations for exterior cameras.

Subtotal NTE Fee \$19,950

28. Revisions to accessible loading zone per sketch included in KPFF's attached fee proposal

Lump Sum fee for SmithGroup/Not to exceed budget for SmithGroup's Consultant. It is assumed that the solution proposed by KPFF is acceptable, and that parking spaces lost from expanding the zone will not be replaced.

Subtotal NTE Fee \$23,550

29. Additional Principal/Architect Support

It was determined that the above noted supplemental support is necessary to provide continuity and consistency with previous technical decisions made by the County and implemented by SmithGroup. It is expected that Tyler Krehlik will attend the project's Core Team meeting on a biweekly (every other week) basis.

Subtotal Fee \$212,625

SMITHGROUP

30. LEED Gold certification

Supplemental efforts to achieve LEED Gold certification vs. LEED certification included in base A/E services. SmithGroup will consolidate the final package for submission to USGBC, but it is assumed that, as directed by ELA, XL construction will prepare all required documentation related to construction credits.

Subtotal Fee \$45,990

31. Net Zero studies and changes to electrical design

Lump Sum fee for SmithGroup/Not to exceed budget for SmithGroup's Consultants.

Assumptions:

- a. Achieving Net Zero emissions is not a requirement, but team will work on maximizing the number of PVs in the project.
- b. Continued coordination with Peninsula Clean Energy (PCE) will be required to complete the PV array design.
- c. Although PDU is moving forward with a larger transformer, it is assumed that this update will not change the current pad/yard/site layout design.

Subtotal NTE Fee \$68,980

32. Change in Top of Steel due to Mass Timer Adjustments

Supplemental coordination and structural drawings revisions to reflect a change in the top of steel elevation over the entire roof area due to Mass Timber fabricator's preference to use 4.125 inches for CLT panels thickness instead of 3.43 inches originally specified by SEOR.

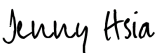
Subtotal Fee \$1,200

33. TI of remaining Shell Space on Level 3

A/E services comprising of Programming, Design, Permitting and Construction Administration phases for the NCWC'S remaining shell space on Level 3.

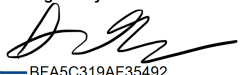
Subtotal Fee \$375,00

TOTAL A/E FEES: \$749,085


Signed by:

 6BF9A19A052D4A5...
 Feb-13-2025 | 12:00 PST


DocuSigned by:

 5C887842C792465...
 Feb-13-2025 | 15:02 PST

Signed by:

 BFA5C319AF35492...
 Feb-14-2025 | 12:15 PST

All other provisions of our Agreement remain unchanged.

DocuSigned by:

 EE1B7F4B372C432...
 County of San Mateo (Signature)

DocuSigned by:

 3A5743BDBE97439...
 SmithGroup (Signature)

Feb-14-2025 | 12:16 PST Interim Director

 (Printed name and title)

Tyler Krehlik Principal

 (Printed name and title)

Feb-14-2025 | 12:16 PST

 Date

Feb-11-2025 | 18:08 PST

 Date

SMITHGROUP

Attachments:

Fee SOV – Attachment “1”

A/E Fee Worksheet – Attachment “2”

Consultant Proposals – Attachment “3”

**North County Wellness Center
Design Changes Tracking Log**

26 EXTERIOR AND INTERIOR SIGNAGE/WAYFINDING REDESIGN

Team	Rate Classification	Role
1 Larissa Alarcon	Architect IV	Project Manager
2 John Brantley	Architect III	Project Architect
3 TBD	Architect II	Project Architect

2025 Rates	Hours	Fee
\$265	14	\$3,710
\$220	32	\$7,040
\$165	10	\$1,650
	56	\$12,400
		\$57,670
		\$70,070

Signage Consultant

27 SITE SECURITY (CAMERAS AND SPEED HUMPS) AND REEVALUATION OF INTERIOR/BLDG EXTERIOR CAMERA LOCATIONS

Team	Rate Classification	Role
1 Larissa Alarcon	Architect IV	Project Manager
2 John Brantley	Architect III	Project Architect
3 Francesca Price	Engineer III	Electrical Engineer

2025 Rates	Hours	Fee
\$265	6	\$1,590
\$220	16	\$3,520
\$230	8	\$1,840
	30	\$6,950
		\$8,000
		\$5,000
		\$19,950

SmithGroup - NTE

BlackBox - NTE

KPFF (Civil) - NTE

28 REVISE WELLNESS ACCESSIBLE LOADING ZONE PER KPFF SKETCH

Team	Rate Classification	Role
1 Larissa Alarcon	Architect IV	Project Manager
2 John Brantley	Architect III	Project Architect
3 TBD	Architect II	Project Architect

2025 Rates	Hours	Fee
\$265	6	\$1,590
\$220	18	\$3,960
\$165	0	\$0
	24	\$5,550
		\$18,000
		\$23,550

KPFF (Civil) - NTE

**North County Wellness Center
Design Changes Tracking Log**

29 ADDITIONAL PRINCIPAL/ARCHITECT SUPPORT

Team	Rate Classification	Role	2025 Rates	Hours	Fee
1 Tyler Krehlik	Architect V/Principal	Principal	\$315	675	\$212,625
2 Larissa Alarcon	Architect IV	Project Manager	\$265	0	\$0
3 John Brantley	Architect III	Project Architect	\$220	0	\$0
4 TBD	Architect II	Project Architect	\$165	0	\$0
				675	\$212,625

30 LEED GOLD CERTIFICATION

Team	Rate Classification	Role	2025 Rates	Hours	Fee
1 Tyler Krehlik	Architect V/Principal	Principal	\$315	0	\$0
2 Larissa Alarcon	Architect IV	Project Manager	\$265	12	\$3,180
3 John Brantley	Architect III	Project Architect	\$220	30	\$6,600
4 Armen Topakian	Engineer V/Principal	Mechanical Engineer	\$340	10	\$3,400
5 Dianna Ashcraft	Engineer IV	Mechanical Engineer	\$265	6	\$1,590
6 Francesca Price	Engineer III	Electrical Engineer	\$230	6	\$1,380
7 Toni Candanedo	Landscape Architect II	Landscape Architect	\$155	8	\$1,240
8 Beth Lavelle	Architect III	Project Architect	\$220	130	\$28,600
				202	\$45,990

**North County Wellness Center
Design Changes Tracking Log**

31 NET ZERO STUDIES AND CHANGES TO ELECTRICAL DESIGN

Team	Rate Classification	Role
1 Tyler Krehlik	Architect V/Principal	Principal
2 Larissa Alarcon	Architect IV	Project Manager
3 John Brantley	Architect III	Project Architect
Francesca Price	Engineer III	Electrical Engineer

2025 Rates	Hours	Fee
\$315	0	\$0
\$265	12	\$3,180
\$220	30	\$6,600
\$230	90	\$20,700

132 \$30,480

KPFF (Civil) - NTE \$22,000
Arborist - NTE \$6,500
Vizion (Utilities) - NTE \$10,000
\$68,980

32 CHANGE IN TOP OF STEEL DUE TO MASS TIMBER ADJUSTMENTS

Team	Rate Classification	Role
1 Larissa Alarcon	Architect IV	Project Manager
2 John Brantley	Architect III	Project Architect

2024 Rates	Hours	Fee
\$255	0	\$0
\$215	0	\$0

0 \$0

Buehler (SEOR) \$1,200
\$1,200

33 SMITHGROUP'S PM TRAVELING BUDGET THROUGH END OF CA

Team	Rate Classification	Role
1 Larissa Alarcon	Architect IV	Project Manager

Est. Exp. per Trip	# Trips	Fee
\$960	7	\$6,720

7 \$6,720

PROPOSAL



January 21, 2025

Tyler Krehlik

Principal / Architect

SmithGroup

301 Battery Street, 7th Floor

San Francisco, CA 94111

RE: SSF Wellness Center – Sign Program Redesign Add Service Request (REV 1)

Dear Tyler,

Thank you for the opportunity to collaborate with you on this project. The following outlines our anticipated scope of work and process.

I. UNDERSTANDING OF PROJECT, APPROACH & SCOPE OF WORK:

Since the inception of the original project scope, there have been additional client requests to update the signage program to address key changes. These requests include:

- Change from the current San Mateo County Health sign standards to a non-healthcare-centered signage package that is more universal for multiple non-healthcare tenants.
- Change vehicular and pedestrian wayfinding to include additional campus destinations (e.g. the County courthouse).
- Include multiple building addresses.
- Ensure all new wayfinding signage is universal and includes English and Spanish translations.
- Change the name from South San Francisco Wellness Center to North County Wellness Center.
- Explore options to open up both entrances to the Clinic to simplify wayfinding/access.

Services outlined in this Add Service Request include planning, design, and documentation to redesign the existing Wayfinding and Identification signage program for the South San Francisco Wellness Center. Specific signage included in this new redesign package will address the following sign types:

- | | |
|--|---|
| • WF.02 Department flags | • EX.DR.02 Secondary Vehicular Directional |
| • WF.03 Department dimensional letterset | • EX.DR.03 Pedestrian Directional |
| • WF.04 Department plaques | • EX.ID.01 Skyline Sign Illuminated Letters |
| • WF.05 Department plaques with hours | • EX.ID.03 Vinyl Graphics |
| • OR.01 Building Directories | • EX.ID.06 Dimensional Numbers |
| • OR.02 Elevator Directories | • EX.ID.04 Sign - Tax Office |
| • ID.03 Amenity Flag | • EX.ID.03 Sign - Tax Office |
| • ID.05 Tactile Room ID | • EX.RG.07 Parking Information |
| • ID.06 Tactile Room ID with slider | |
| • ID.08 Office ID | |
| • ID.09 Workstation ID | |

PROPOSAL



Please refer to the enclosed “Work Plan and Fee Detail” for an itemized detail of the scope and professional services for the overall project. It provides detailed information for the planning, design and management scope of work, phases, major activities, time allocations, staff roles and corresponding rates and total fees.

II. SCHEDULE:

GNU Group will proceed with our design work in conjunction with the client’s project schedule so that design work is developed optimally for integration with other design team member’s work. We anticipate a start date of February 2024. Upon completion of the kick-off, GNU will provide a comprehensive milestone schedule to align with the master project schedule.

III. COMPENSATION:

Pricing for professional services for the full scope, including planning, design, and management, for the amount of \$51,470.00. A reimbursable allowance of \$2,000.00 will be allocated for qualified travel and printing-related expenses.

We have also included an optional fee of \$4,200.00 to update the Regulatory Signage to match the new Wayfinding and Identification design package.

III. ASSUMPTIONS & EXCLUSIONS:

See the lower section “Work Plan and Fee Detail” for scope assumptions and exclusions. GNU Group will honor pricing on this proposal for the next 60 days.

Acceptance of this Agreement constitutes acknowledgment and acceptance of the attached Terms & Conditions. If the terms described in this Letter Agreement meet your approval, please indicate by signing below and returning one copy to us via e-mail.

Best Regards,

Kevin Wilhelm
SVP / Managing Principal
GNU Group

Authorization by:

Signature

Date

Printed Name

Title

WORK & FEE PLAN

SmithGroup South San Francisco Wellness Center – Sign Program Redesign January 21, 2025		Principal	Project Manager	Senior Designers	Designers	TOTAL HOURS	TOTAL FEE	% COMPLETE
		\$ 265	\$ 175	\$ 175	\$ 160			
1	PROJECT KICK-OFF	3	13	13	0	29	\$ 5,345	10%
1.01	Internal kick-off mtg to discuss unknowns and prioritize items for discussion with client (i.e. Scope, Process, Expectations)	1	1	1	0		\$ 615	
1.02	Project team (GNU/client/architect) initial kick-off mtg to CONFIRM scope, process, schedule expectations and discuss VISION for branded sign program (MTG no. 1 via ZOOM)	1	1	1	0		\$ 615	
1.03	Site Survey (1) of existing site/construction state (MTG no. 2 ON-SITE)	0	4	4	0		\$ 1,400	
1.04	Research and Review of Existing Documentation, Standards, and Plans	0	0	0	0		\$ -	
1.05	Research and Review of Applicable Building, Permit, Fire and Life Safety Codes	0	0	0	0		\$ -	
1.06	GNU project team strategy & synthesis / development and delivery of Design Brief and guiding principles for the project	0	6	6	0		\$ 2,100	
1.07	Client meeting (1) to review Design Brief and initial findings (MTG no. 3 via ZOOM)	1	1	1	0		\$ 615	
2	SIGN PROFILE ANALYSIS, SPA (Planning & Budgeting)	0	0	0	0	0	\$ -	0%
2.01	Develop Sign Profile Analysis Package including: • Determine Wayfinding Approach and Strategy • Planning: Circulation Flows of Select Users • Planning: Outline Space Usage including Vertical Circulations and Amenities • Programming: Sign Type list development • Programming: Sign Placements (no sign #s or copylist for SPA) • Propose locations for Landmark Wayfinding Features as needed						\$ -	
2.02	Analysis of existing sign type designs and key recommendations (Medical Center Entry ID, Primary & Secondary Vehicular Directional, Pedestrian Directional)						\$ -	
2.03	Client meeting (1) to review Sign Profile Analysis (MTG no. X via ZOOM)						\$ -	
2.04	Architect coordination meetings (2) (MTG no. X & X via ZOOM)						\$ -	
2.05	Additional project management and coordination						\$ -	
3	SCHEMATIC DESIGN	7	24	36	38	105	\$ 18,435	36%
3.01	Develop Schematic Package including: • Refinement of Conceptual Designs for Custom Signage • Refinement of Exterior Circulation Flows of Select Users • Develop Exterior Wayfinding Enhancements & multiple Clinic Entry Points • Develop a wayfinding numbering scheme (entrances/parking lots) • Development of budget ROM (range of magnitude, high/low)	2	6	8	16		\$ 5,540	
3.02	Presentation to client/architect to review refined concepts and selection of design direction (MTG no. 4 via ZOOM)	1	1	1	0		\$ 615	
3.03	Revisions to Schematic Package based on client feedback	0	2	2	4		\$ 1,340	
3.04	Submission of FINAL Schematic Package for client sign off	0	1	1	0		\$ 350	
3.05	Architect coordination meetings (2) (MTG no. 5 & 6 via ZOOM)	0	2	2	0		\$ 700	
3.06	Additional project management and coordination	0	8	0	0		\$ 1,400	
4	DESIGN DEVELOPMENT	2	26	24	24	76	\$ 13,120	25%
4.01	Development of selected design concepts into a comprehensive program (Branding, Wayfinding, Identification and Code) • Development of Custom Signage Design • Development of Final Locations Plans, including full sign numbers and sign types and correct orientations • Development of Final Copy List, reflecting all design changes and client nomenclature guidance. • Refinement of wayfinding numbering scheme, changes updated in copy list • Revision of budget estimate to reflect ROM and updated quantities and design • Refinement of Exterior Wayfinding Enhancements	1	4	8	20		\$ 5,565	
4.02	Presentation to client/architect to review initial Design Documentation package (MTG no. 7 via ZOOM)	0	1	1	0		\$ 350	
4.03	Revisions to Design Development Package based on client feedback	0	2	4	0		\$ 1,050	
4.04	Submission of FINAL Design Development Package for client sign off	1	1	1	0		\$ 615	
4.05	Architect coordination meetings (2) (MTG no. 8 & 9 via ZOOM)	0	2	2	0		\$ 700	
4.06	Additional project management and coordination	0	8	0	0		\$ 1,400	
5	MASTER SIGN PROGRAM	0	0	0	0	0	\$ -	0%
5.01	Development of Master Sign Program submittal for exterior program						\$ -	
5.02	Submittal of DRAFT Master Sign Program for review by client/architect						\$ -	
5.03	(1) round of edits / revisions to DRAFT Master Sign Program based on feedback by client/architect						\$ -	
5.04	Informal review of draft Master Sign Program submittal with CSM Planning Department to obtain preliminary feedback						\$ -	
5.05	(1) round of edits / revisions to Master Sign Program submittal based on planning department feedback						\$ -	
5.06	(1) coordination meeting and (1) round of revision with client/architect						\$ -	
5.07	Submission and coordination of formal exterior Master Sign Program application						\$ -	
5.07	Additional project management and coordination						\$ -	
6	CONSTRUCTION DOCUMENTATION (Bid Package)	0	32	22	32	86	\$ 14,570	28%
6.01	Develop 50% Construction Documents including: • Finalize details for all sign types including: technical detailing, final materials and colors, specific required dimensions • Finalize Locations Plans • Finalize Copy List • Provide Written specifications and bid instructions - Define required samples and prototypes • Develop all required artwork, including Fire Evac Maps and digital graphics for production • Revision of budget estimate to reflect updated quantities and design	0	2	4	0		\$ 1,050	
6.02	Prepare updates to 50% CD and release 100% Construction Documents	0	2	2	6		\$ 1,660	
6.03	Revisions to Construction Documentation / Bid Package based on client feedback	0	2	2	4		\$ 1,340	
6.05	Submission of FINAL Construction Documentation / Bid Package for client sign off	0	2	2	0		\$ 700	

6.06	Architect coordination meetings (2) (MTG no. 10 & 11 via ZOOM)	0	2	2	0	\$ 700	
6.07	Additional project management and coordination	0	8	0	0	\$ 1,400	
7	CONSTRUCTION ADMINISTRATION	0	0	0	0	\$ -	0%
7.01	Assistance in review of bids, answering RFIs and selection of fabrication partner for project					\$ -	
7.02	Shop drawing/proof, material, and finish sample review from awarded fabricator					\$ -	
7.03	Pre-install walk through with selected fab partner and project team (MTG no. X ONSITE)					\$ -	
7.04	Fab and install management - RFI responses					\$ -	
7.05	Punchlist walk through and documentation (MTG no. X ONSITE)					\$ -	
7.06	Back punchlist coordination and documentation, project close-out					\$ -	
7.07	Additional project management and coordination					\$ -	
	TOTAL FEE - BASIC SERVICES	12	95	95	94	\$ 51,470	100%
	REIMBURSABLES					\$ 2,000	
	TOTAL FEE INCLUDING REIMBURSABLES					\$ 53,470	
OPTIONAL ADD SERVICE: Redesign of Regulatory Signage to match new sign program							
						\$ 4,200	

SCOPE OF WORK ASSUMPTIONS:
Project Background & Areas of Work
<i>Healthcare: Exterior and Interior</i>
9.7 acre existing campus, 45k interior square feet for new freestanding building.
Exterior: Vehicular / Pedestrian directionals, Parking Informationals, Tax Office Signage, Skyline Illuminated Letters, Dimensional Letters
Interior: Building Directories, Department Signage, Office/Room/Workstation IDs
Schedule
Anticipated start in February 2025. Upon completion of kick-off GNU will provide a comprehensive milestone schedule to align with master project schedule.
Meetings: 11 Total (10 via ZOOM, 1 ONSITE)
General Assumptions
No County Signage standards in place, so this scope is considered a CUSTOM compilation of sign types.
Exterior wayfinding signage will need to direct visitors to multiple destinations (i.e. multiple departments in the new building + courthouse)
Exterior signage needs to reflect two addresses
GNU assumes all permitting for exterior elements will be through selected / awarded fabrication partner
Architect is to consolidate feedback with all participating teams and provide in one submittal to GNU Group
Wayfinding is to focus on universal wayfinding with multilingual (English & Spanish only)
GNU assumes any multi-lingual translations will be developed and delivered electronically by others for use by GNU (if needed)
GNU assumes program outlined within this proposal will be implemented (fabricated and installed) in (1) complete phase
GNU assumes the EXTERIOR & INTERIOR programs will be implemented concurrently
Construction Administration is included in the original scope
Exclusions
New scope excludes regulatory signage. See additional line item for optional Regulator Signage Add Seervice.
Exterior Traffic signage is excluded from this scope and remains as-is per CD documentation.
Excludes any additional budgeting
Level 1 Clinic space signage is excluded from this scope and remains as-is per CD documentation.
Egress and Stair signage falls under Regulatory Signage and is excluded from this scope and remains as-is per CD documentation.

TERMS & CONDITIONS



Payment Terms - Fees for professional services and reimbursable expenses will be billed monthly. All invoices are payable net 10-days. A service charge of 1% per month will be added to all outstanding accounts over 30-days. Failure to make timely payments may result in suspension of work and legal action. Client agrees to pay all collection expenses resulting from non-payment.

Reimbursable Expenses - GNU Group will be reimbursed for all expenses related to completion of this project's work, including sales taxes. Reimbursable expenses may include (but are not limited to) printing (including in-house reproduction/printing), photography, models, fabrication of prototypes or temporary signs, exhibits, interior furnishings, travel, permits, illustrations and media placements. Out-of-pocket reimbursable expenses will be billed at GNU Group cost plus 15% administrative fee. Automobile travel will be billed at the standard IRS rate.

Scope Revisions / Additional Services - Fixed Fee proposals are based upon completing the services described in the consulting agreement. Any revisions or additions to these services will be identified at the time of the request and will be billed as additional services. Additional services may include (but may not be limited to) changes in the extent or increased complexity of any elements of the projects, including additional meetings or presentations changes made by the client after an approval has already been made for a specific stage of work, or a specific request for services outside of the proposed scope.

Schedules - Every effort will be made to provide services to meet the project deadlines, but the GNU Group will not be held responsible for changes and occurrences beyond our control. The schedule is dependent on a collaborative environment and the ability to provide information and review comments in a timely manner.

Conditions - GNU Group and owner shall mutually participate in the development of sign text for this project. The owner will provide GNU Group with the necessary drawings and information regarding the site, building conditions and special code conditions, which may affect the sign program. Drawings to be used for sign location plans must be provided in electronic form (PDF) at no charge. If this were not available, then costs for generating these plans would be in addition to this contract's stated fees and expenses.

Design Ownership - All artistic expression, design concepts, sketches, notes, drawings, specifications, computer files, and the right to create copies or derivative works there from, shall remain the property of GNU Group.

Insurance - GNU Group carries Umbrella Liability (\$5 million), General Liability (\$1 million per occurrence; \$2 million per aggregate), Professional Liability (\$1 million per claim; \$2 million per annual aggregate), Automobile Liability (\$1 million) and Worker's Compensation Insurance. Should insurance coverage beyond these limitations be required for this project, the costs for this insurance will be in addition to those outlined in the proposal above.

Digital Archival - GNU will retain its artwork and drawings for a period of two (2) years. After that time it may be discarded, unless client requests we retain it longer.

Transfer - Client is not permitted to assign or transfer their interest in the contract without the written consent of the GNU Group. GNU Group is permitted to transfer their interest in the contract only in the event that any party acquires all or substantially all of the business of GNU Group whether by acquisition, merger, sale of assets, or in the event of a change of control.

Termination - Either party may terminate this Agreement by giving ten (10) working days written notice to the other party. In the event of Termination, Client agrees to pay GNU Group for all time and Reimbursable expenses.

Entire Agreement - These Terms and Conditions, along with the scope/description of services and fees, represent the entire agreement between Client and GNU Group. This agreement cannot be modified or assigned, except upon mutual agreement in writing.

Northern California Civil + Survey: Sacramento | San Francisco
1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
916.772.7688
415.989.1004



SUPPLEMENTAL WORK AUTHORIZATION NO. 10 SPEED HUMPS ADDITION

**Addendum to Base Contract for KPFF Job No. 10031900016
Additional Service Job No. 10031900016.07**

AGREEMENT BETWEEN SMITHGROUP HEREINAFTER REFERRED TO AS CLIENT, AND KPFF CONSULTING ENGINEERS, HEREINAFTER REFERRED TO AS KPFF, FOR SUPPLEMENTAL CIVIL ENGINEERING SERVICES.

PROJECT: **San Mateo County Wellness Center**

CLIENT ADDRESS: **301 Battery Street
San Francisco, CA 94111**

ADDITIONAL SERVICES: **Speed Humps Addition**

In response to request from San Mateo County (SMC) to add speed humps to the parking lot improvements on the South San Francisco Wellness Center site, we are providing this proposal to modify construction documents based upon the necessary changes. The following tasks shall be completed as part of this proposal:

- Research City, County, and Fire Department-Approved Permanent Designs.
- Provide permanent speed hump details.
- Modify layout and paving plans to include permanent speed humps, signage, and striping.
- Resubmit for comment and permit.
- Construction Administration

Based upon input from SMC staff, it is assumed there shall be at least (5) speed humps added to the parking lot, with (3) along the southerly drive aisle and (2) along the northerly. SMC staff also suggested removing a proposed crosswalk from the design, which may be reflected in the design upon clear directive from the County. See Attachment A for tentative examples of speed limiting devices, including: speed hump style, striping, lettering and signage to be provided in updated design. These devices shall be designed and specified to be in accordance with local and MUTCD standards. KPFF will provide the following services based on added amenities listed above:

1. Construction Documents. Revise contract documents up to final deliverable and update specification, as needed. Revised sheets as follows: Layout and Paving, Details.
2. Permitting. Coordinate City, County and Fire Department approvals.

The CLIENT agrees to pay KPFF for the above services as follows:
Lump Sum of \$ 5,000.00.

Continuation on next page.

Northern California Civil + Survey: Sacramento | San Francisco
1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
916.772.7688
415.989.1004



The CLIENT understands and agrees that the additional services provided under the terms of this agreement incorporates all of the terms and conditions of the KPFF "Base Contract" referenced above, except as noted.

Submitted By: **KPFF Consulting Engineers**

Agreed to by: **Client**

By: Steven T. Moreland, P.E.
Associate

By: _____
Type or Print Name/Title

Signed: 
C39786

Signed: _____

Dated: 10/29/2024

Dated: _____

cc: Accounting

File

Attachments : Attachment A : Examples of Speed Limiting Devices

Northern California Civil + Survey: Sacramento | San Francisco
1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
916.772.7688
415.989.1004



Attachment A



Exhibit A : Asphalt speed hump for two-way traffic with directional striping and gaps for uninhibited passage of emergency vehicles.



Exhibit B : "BUMP" road warning lettering.



Exhibit C : Signage for bump warning and speed limitation.

Northern California Civil + Survey: Sacramento | San Francisco
1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
916.772.7688
415.989.1004



SUPPLEMENTAL WORK AUTHORIZATION NO. 11
ACCESSIBLE LOADING ZONE REVISION

Addendum to Base Contract for KPFF Job No. 10031900016
Additional Service Job No. 10031900016.11

AGREEMENT BETWEEN SMITHGROUP HEREINAFTER REFERRED TO AS CLIENT, AND KPFF CONSULTING ENGINEERS, HEREINAFTER REFERRED TO AS KPFF, FOR SUPPLEMENTAL CIVIL ENGINEERING SERVICES.

PROJECT: **San Mateo County Wellness Center**

CLIENT ADDRESS: **301 Battery Street**
San Francisco, CA 94111

ADDITIONAL SERVICES: **Accessible Loading Zone Revision**

In response to request from San Mateo County (SMC) to lengthen the previously proposed accessible loading zone on the South San Francisco Wellness Center site, we are providing this proposal to modify construction documents based upon the necessary changes. The tentative lengthening and associated revisions are visualized as a sketch in Exhibit A, and is considered by KPFF to be the maximum extent of revisions made as part of this proposal. The following tasks shall be completed as part of this proposal:

1. Coordination with the project team on extent of loading zone revisions and identify impacts to overall site design and parking stall count. This includes no more than three (3) hours of official in-person or virtual meetings.
2. Revise civil plan drawings to show modified accessible loading zone and parking. KPFF will provide first iteration of revised drawings to project team for comment prior to submittal to AHJ for acceptance.
3. After submittal of revised drawings, address no more than three (3) rounds of comments from AHJ and resubmit accordingly.
4. Upon acceptance, issue updated AutoCad dwg design files for Contractor's use for layout and staking.

The following tasks, are excluded from this proposal, and if need be completed would require an amendment:

1. Relocation of accessible or non-accessible parking stalls eliminated by lengthening of accessible loading zone. Apart from accessible parking stalls needed to shift laterally as part of revisions.
2. Providing new accessible or non-accessible parking stalls on or off site.
3. Revisions to total area count of impervious or pervious areas as identified in project Stormwater Control Plan (total areas shall be consistent before and after described revisions).
4. Major paving or grading overhauls that deviate from previously approved drawings.
5. Report or study documents describing or affirming revisions.

The CLIENT agrees to pay KPFF for the above services as follows:

Lump Sum of \$ 18,000.00.

Continuation on next page.

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1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
916.772.7688
415.989.1004



Attachment A

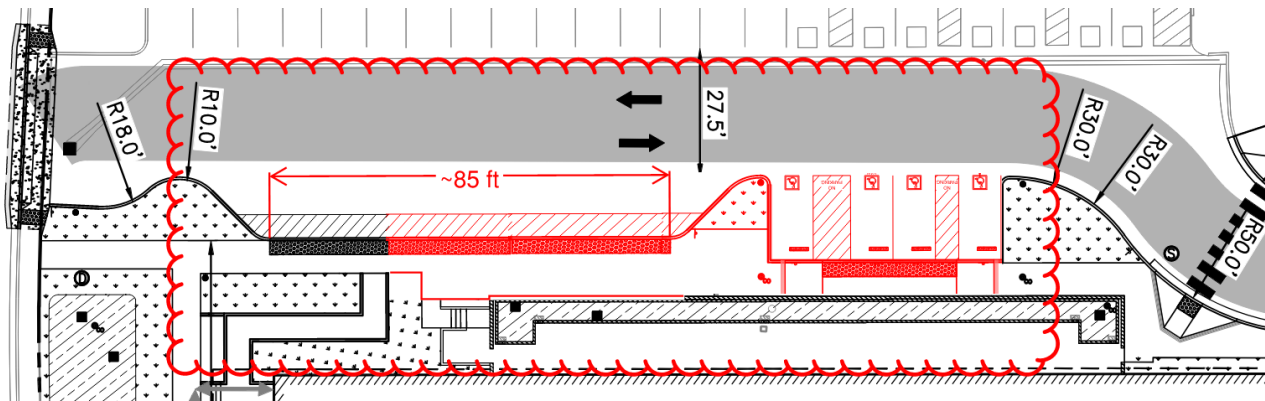


Exhibit A : Tentative Loading Zone Expansion.

AMENDMENT TO CLIENT CONTRACT

SG Project Title: South San Francisco Wellness Center
SG Project Location: South San Francisco, CA
SG Project Number: 11340

ASR No. 29

County of San Mateo
Project Development Unit
555 County Center, 2nd Floor
Redwood City, CA 94063

By signing below, the parties agree that SmithGroup will provide the below Scope of Services in conjunction with our Agreement dated November 11, 2018, and to expend an additional \$212,625. In conjunction with ASRs 26, 27, 28, 30, 31, 32 and 33, and Technical Validation Scope budget, this amendment brings the total amount authorized, as of this date, to \$6,355,184.

Scope of Services

Additional Principal/Architect Support

It was determined that the above noted supplemental support is necessary to provide continuity and consistency with previous technical decisions made by the County and implemented by SmithGroup. It is expected that Tyler Krehlik will attend the project's Core Team meeting on a biweekly (every other week) basis.

Total A/E Fee **\$212,625**

All other provisions of our Agreement remain unchanged.

 Digitally signed by Larissa Alarcon
DN:
E=Larissa.Alarcon@smithgroup.com,
O=Larissa Alarcon, OU=Users,
OU=SF, DC=smithgroup, DC=com
Date: 2025.02.28 13:41:20-08'00'

County of San Mateo (*Signature*)

SmithGroup (*Signature*)

(*Printed name and title*)

Larissa A. Alarcon, Sr. Project Manager
(*Printed name and title*)

Date

2/28/25

Date

Attachments:
A/E Fee Worksheet – Attachment “1”

2/28/25

**North County Wellness Center
Design Changes Tracking Log**

29 ADDITIONAL PRINCIPAL/ARCHITECT SUPPORT

Team			Rate Classification	Role	2025 Rates	Hours	Fee
1	Tyler Krehlik	Architect V/Principal	Principal		\$315	675	\$212,625
2	Larissa Alarcon	Architect IV	Project Manager		\$265	0	\$0
3	John Brantley	Architect III	Project Architect		\$220	0	\$0
4	TBD	Architect II	Project Architect		\$165	0	\$0
						675	\$212,625

SMITHGROUP

AMENDMENT TO CLIENT CONTRACT

SG Project Title: South San Francisco Wellness Center
 SG Project Location: South San Francisco, CA
 SG Project Number: 11340

ASR No. 30

County of San Mateo
 Project Development Unit
 555 County Center, 2nd Floor
 Redwood City, CA 94063

By signing below, the parties agree that SmithGroup will provide the below Scope of Services in conjunction with our Agreement dated November 11, 2018, and to expend an additional \$45,990. In conjunction with ASRs 26, 27, 28, 29, 31, 32 and 33, and Technical Validation Scope budget, this amendment brings the total amount authorized, as of this date, to \$6,355,184.

Scope of Services

LEED Gold certification

Supplemental efforts to achieve LEED Gold certification vs. LEED certification included in base A/E services. SmithGroup will consolidate the final package for submission to USGBC, but it is assumed that, as directed by ELA, XL construction will prepare all required documentation related to construction credits.

Total A/E Fee \$45,990

All other provisions of our Agreement remain unchanged.

 County of San Mateo (*Signature*)

 (*Printed name and title*)

 Date

Attachments:
 A/E Fee Worksheet – Attachment “1”

2/28/25

Larissa Alarcon 
Digitally signed by Larissa Alarcon
 DN:
 E=Larissa.Alarcon@smithgroup.com,
 CN=Larissa Alarcon, OU=Users,
 OU=SG, O=SmithGroup, DC=com
 Date: 2025.02.28 13:50:37-08'00'

 SmithGroup (*Signature*)

Larissa A. Alarcon, Sr. Project Manager
 (*Printed name and title*)

2/28/25

 Date

**North County Wellness Center
Design Changes Tracking Log**

30 LEED GOLD CERTIFICATION

Team	Rate Classification	Role	2025 Rates	Hours	Fee
1 Tyler Krehlik	Architect V/Principal	Principal	\$315	0	\$0
2 Larissa Alarcon	Architect IV	Project Manager	\$265	12	\$3,180
3 John Brantley	Architect III	Project Architect	\$220	30	\$6,600
4 Armen Topakian	Engineer V/Principal	Mechanical Engineer	\$340	10	\$3,400
5 Dianna Ashcraft	Engineer IV	Mechanical Engineer	\$265	6	\$1,590
6 Francesca Price	Engineer III	Electrical Engineer	\$230	6	\$1,380
7 Toni Candanedo	Landscape Architect II	Landscape Architect	\$155	8	\$1,240
8 Beth Lavelle	Architect III	Project Architect	\$220	130	\$28,600
				202	\$45,990

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SUPPLEMENTAL WORK AUTHORIZATION NO. 12 PV CANOPY LAYOUT

**Addendum to Base Contract for KPFF Job No. 10031900016
Additional Service Job No. 10031900016.12**

AGREEMENT BETWEEN SMITHGROUP HEREINAFTER REFERRED TO AS CLIENT, AND KPFF CONSULTING ENGINEERS, HEREINAFTER REFERRED TO AS KPFF, FOR SUPPLEMENTAL CIVIL ENGINEERING SERVICES.

PROJECT: **San Mateo County Wellness Center**

CLIENT ADDRESS: **301 Battery Street
San Francisco, CA 94111**

ADDITIONAL SERVICES: **PV Canopy Layout**

In response to request from San Mateo County (SMC) to evaluate and include photovoltaic (PV) canopy panels on the South San Francisco Wellness Center site, we are providing this proposal to modify construction and engineering documents to coordinate the panels in the site parking lot. The design team had previously shown the foundations and overhang of such panels in the construction drawings as a conceptual placeholder, but it assumed that the total square footage of panels and number of locations may exceed what was previously on the drawings based upon the schematic plan shared by ELA in Attachment A. The following tasks shall be completed as part of this proposal:

1. Research into local code for setback requirements of PV stand-alone structures, and other considerations dictating their footprint locations. Confirm with City of South San Francisco (the City) whether PV structure may be constructed within on-site sewer easement.
2. Coordination with the project team on locations of PV panels, specifically as it concerns its overhang area and footing locations. This includes no more than three (3) hours of official in-person or virtual meetings.
3. Revise civil plan drawings to show modified layout of PV panels. Civil plan drawings will show the footing locations and roof overhang in plan view, all additional details shall be provided by others.
4. Included with the revised drawings, shall be additional plan views of the PV panels if outside the project limits currently shown in the drawings. Pavement and landscape restoration details outside of the project limits shall be included, as necessary.
5. Prepare separate, revised encroachment permit drawing package for approval by City, if PV structure within easement is allowed.
6. After submittal of revised drawings, address no more than three (3) rounds of comments from AHJ and the City, and resubmit accordingly.
7. Upon acceptance, issue updated AutoCad dwg design files for Contractor's use for layout.

The following tasks, are excluded from this proposal, and if need be completed would require an amendment:

1. Revised stormwater control plan and drainage report, if PV canopy overhangs designated landscape area identified in such plan and report, and if required by City.

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45 Fremont Street 28th Floor San Francisco, CA 94105

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2. Updates to stormwater utilities and improvements, specifically BMPS (i.e. bioretention areas), as a result of the above.
3. Relocation of existing utilities.
4. Relocation of parking stalls or electric vehicle charging stations, unless simplistic.
5. Revision of landscape island and parking lot curbs, unless simplistic
6. PV array layout, specifications and system design.
7. PV foundation structural design.

The CLIENT agrees to pay KPFF for the above services as follows:

Lump Sum of \$ 22,000.00.

The CLIENT understands and agrees that the additional services provided under the terms of this agreement incorporates all of the terms and conditions of the KPFF "Base Contract" referenced above, except as noted.

Submitted By: **KPFF Consulting Engineers**

Agreed to by: **Client**

By: Ryan Carter, P.E.
Managing Principal

By: _____
Type or Print Name/Title

Signed: 
C72087

Signed: _____

Dated: 01/29/2025

Dated: _____

cc: Accounting

Attachments : Attachment A – Schematic PV Layout

Northern California Civil + Survey: Sacramento | San Francisco
1101 Creekside Ridge Drive Suite 150 Roseville, CA 95678
45 Fremont Street 28th Floor San Francisco, CA 94105

kpff.com
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Attachment A

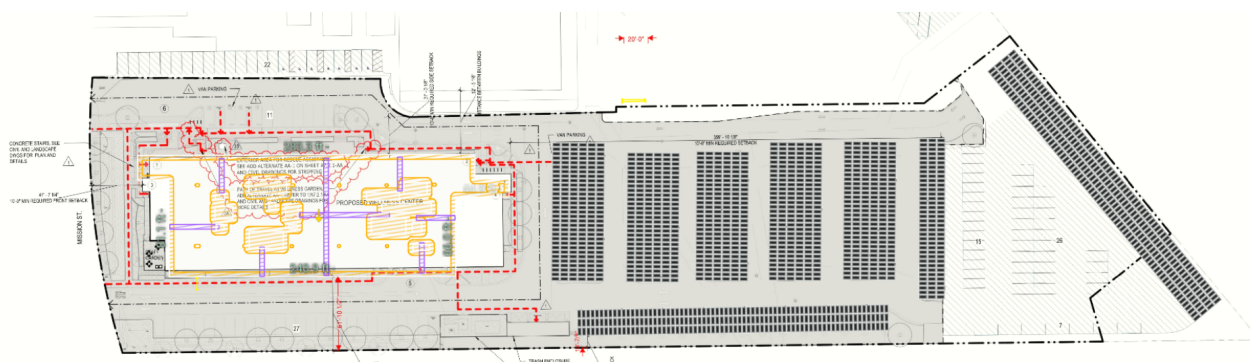


Exhibit A : Schematic PV Layout



951 Industrial Road
Suite A
San Carlos, CA 94070

P 650 394 5951

Sacramento
Los Angeles
Phoenix
San Francisco
San Luis Obispo
Silicon Valley

buehlerengineering.com

October 31, 2024

Larissa Alarcon
SmithGroup
301 Battery Street, 4th Floor
San Francisco, CA 94111
Larissa.Alarcon@SmithGroup.com

Subject: County of San Mateo Wellness Center
Change in Top of Steel due to Mass Timber Change
Buehler Project No. 2019-0075
Buehler Proposal No. 24-1325

Dear Larissa,

Thank you for requesting a proposal for additional structural engineering services for the subject project. These additional services include the coordination and structural drawing revisions to reflect a change in the top of steel elevation over the entire roof area. This change has been created by the fabricators' preference and Project acceptance to increase the roof CLT panel thickness from 3.43 inches to 4.125 inches.

This proposal modifies the scope and compensation of our previous agreement but does not modify the previously agreed Terms and Conditions or BIM Services.

Our compensation for these services will be a lump sum fee of \$1,200.00. Any additional work, once approved, will be billed hourly as indicated below.

Our hourly rates are as follows:

Senior Principal	\$250.00
Principal.....	\$225.00
Senior Professional	\$200.00
Professional.....	\$170.00
Senior Technician.....	\$145.00
Technician	\$125.00



If you have any questions, please do not hesitate to contact me, otherwise please sign, and return a copy of this proposal as your authorization to proceed with the work and your acceptance of this proposal. If you do not sign the proposal but provide verbal authorization to proceed with the work, it is our understanding that you have accepted this proposal as written.

Sincerely,

Accepted:

Colin Blaney, SE
For Buehler Engineering, Inc.
cblaney@buehlerengineering.com

Larissa Alarcon
For SmithGroup

Date

SMITHGROUP

AMENDMENT TO CLIENT CONTRACT

SG Project Title: South San Francisco Wellness Center
SG Project Location: South San Francisco, CA
SG Project Number: 11340

ASR No. 33

County of San Mateo

Project Development Unit
555 County Center, 2nd Floor
Redwood City, CA 94063

By signing below, the parties agree that SmithGroup will provide the below Scope of Services in conjunction with our Agreement dated November 11, 2018, and to expend an additional \$375,000, bringing the total amount authorized, as of this date, to \$6,423,464.

Scope of Services

A/E services comprising Programming, Design, Permitting and Construction Administration phases for the NCWC's remaining shell space on Level 3 (Ref. to preliminary attached preliminary test fit studies of the area included).

It is assumed that the space will be occupied by one (1) tenant. SmithGroup will conduct Schematic Design and Design Development user group meetings with designated tenant representatives. User group meetings will be limited to no more than two (2) during the SD phase and three (3) for the Design Development phase.

It is assumed that MEP/IT/LV, security, signage, interior finishes and furniture selections will generally match what is currently specified for HSA and DA office suites as part of the NCWC project.

Furniture selection, coordination with PDU/users, and procurement are excluded from this proposal, and it is assumed they will be addressed by CoSM's preferred vendor.

Proposed Timeline

Programming	6 weeks
Schematic Design	6 weeks
Design Development	4 months
Construction Documents	3 months
Permitting	3 months
Construction	7 months

Fee Breakdown

Refer to Attachment "1"

Signatures on next page

SMITHGROUP

All other provisions of our Agreement remain unchanged.

County of San Mateo (*Signature*)

(*Printed name and title*)

Date

Attachments:

A/E Fee Breakdown – Attachment “1”

Preliminary test fit studies – Attachment “2”

Larissa Alarcon

Digitally signed by Larissa Alarcon
DN:
E=Larissa.Alarcon@smithgroup.com,
CN=Larissa Alarcon, OU=Users,
OU=SF, DC=smithgroup, DC=com
Date: 2025.03.04 12:54:22-08'00'

SmithGroup (*Signature*)

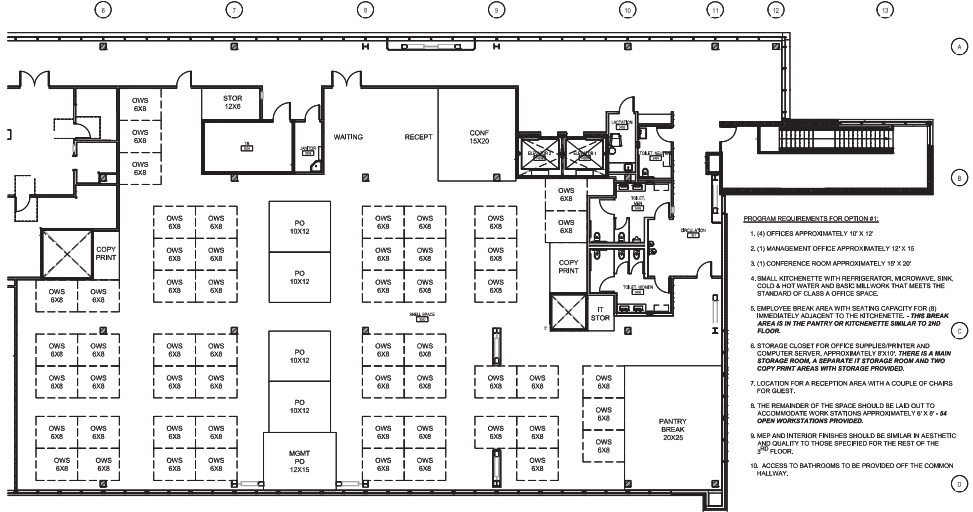
Larissa A. Alarcon, Sr. Project Manager
(*Printed name and title*)

3/4/2025

Date

Attachment "1"

Firm	Programming (Fixed Fee)	Schematic Design	Design Development	Contract Documents	Permit Application Submission & Plan Check Activities	Construction Administration & Closeout	Reimbursable Expenses	Subtotals
SmithGroup ARCH	\$ 7,500.00	\$ 28,276.00	\$ 102,019.00	\$ 53,085.00	\$ 4,785.00	\$ 42,670.00	\$ 8,000.00	\$ 246,335.00
SmithGroup MEP		\$ -	\$ 24,780.00	\$ 16,440.00	\$ 3,885.00	\$ 15,540.00	\$ 4,000.00	\$ 64,645.00
SMW (Acoustical)		\$ 2,400.00	\$ 4,800.00	\$ 5,400.00		\$ 4,000.00	\$ 1,000.00	\$ 17,600.00
SMW (AV)		\$ 1,320.00	\$ 1,760.00	\$ 880.00		\$ 440.00	\$ 1,000.00	\$ 5,400.00
BB LLC (IT Infrastructure)		\$ 1,398.00	\$ 2,098.00	\$ 2,098.00		\$ 1,398.00	\$ 1,000.00	\$ 7,992.00
BB LLC (Security)		\$ 1,206.00	\$ 1,808.00	\$ 1,808.00		\$ 1,206.00	\$ 1,000.00	\$ 7,028.00
GNU (Signage NTE Allowance)								\$ 10,000.00
Buehler (Structural NTE Allowance)								\$ 5,000.00
RUCS (added Cx)		\$ 500.00				\$ 10,500.00		\$ 11,000.00
	\$7,500.00	\$35,100.00	\$137,265.00	\$79,711.00	\$8,670.00	\$75,754.00	\$16,000.00	\$375,000.00



- PROGRAM REQUIREMENTS FOR OPTION #1:**
- 1. (4) OFFICES APPROXIMATELY 12' X 12'
 - 2. (1) MANAGEMENT OFFICE APPROXIMATELY 12' X 15'
 - 3. (1) CONFERENCE ROOM APPROXIMATELY 10' X 20'
 - 4. SMALL KITCHENETTE WITH REFRIGERATOR, MICROWAVE, SINK, COLD & HOT WATER AND BASIC MILLWORK THAT MEETS THE STANDARD OF CLASS A OFFICE SPACE.
 - 5. EMPLOYEE BREAK AREA WITH SEATING CAPACITY FOR 10 IMMEDIATELY ADJACENT TO THE KITCHENETTE. **THE BREAK AREA IS IN THE PANTRY OR KITCHENETTE SIMILAR TO 2ND FLOOR.**
 - 6. STORAGE CLOSET FOR OFFICE SUPPLIES/PRINTER AND COMPUTER SERVER, APPROXIMATELY 6'0" X 8'0" & MAIN STORAGE ROOM, A SEPARATE IT STORAGE ROOM AND TWO COPY PRINT AREAS WITH EDGE CASE PROVIDED.
 - 7. LOCATION FOR A RECEPTION AREA WITH A COUPLE OF CHAIRS FOR GUEST.
 - 8. THE REMAINDER OF THE SPACE SHOULD BE Laid OUT TO ACCOMMODATE WORK STATIONS APPROXIMATELY 6'0" X 8'0" OR OTHER WORKSTATIONS PROVIDED.
 - 9. MEP AND INTERIOR FINISHES SHOULD BE SIMILAR IN AESTHETIC AND QUALITY TO THOSE SPECIFIED FOR THE REST OF THE 3RD FLOOR.
 - 10. ACCESS TO BATHROOMS TO BE PROVIDED OFF THE COMMON HALLWAY.

OPTION 1 - DRAFT - BLOCKING/TEST FIT - 1/8" = 1'-0"

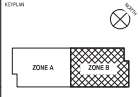
REVISION	BY	DATE

SCALE AND DIMENSIONS

SHEET TITLE
LEVEL 3 BLOCKING / TEST FIT PLAN FOR PRELIMINARY PRICING
DRAFT
1/24/2020
PROJECT NUMBER
A3-TF-1
SHEET NUMBER

REVISION	BY	DATE

SCALE AND DIMENSIONS

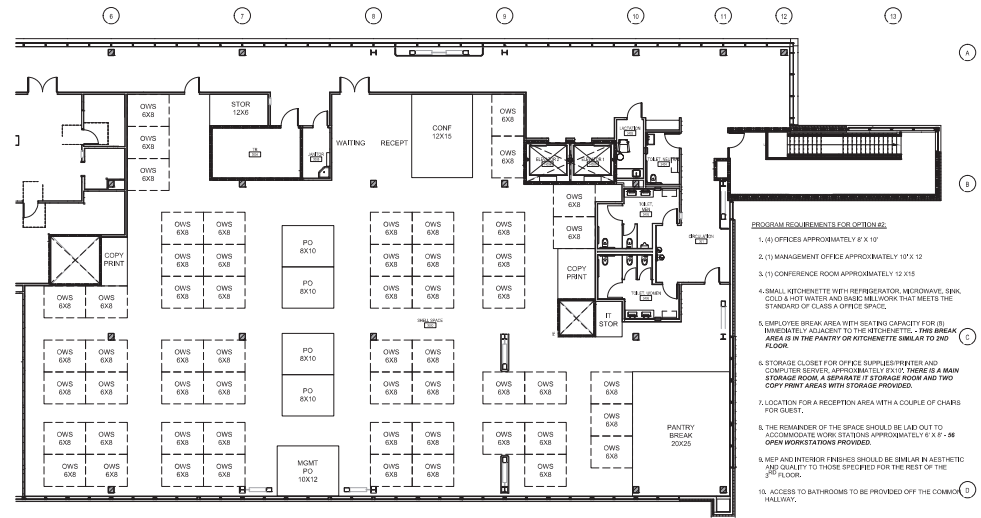


SHEET TITLE
LEVEL 3 BLOCKING / TEST FIT PLAN FOR PRELIMINARY PRICING
DRAFT

SHEET NUMBER
11040.000

SHEET NUMBER
A3-TF-2

SHEET NUMBER



OPTION 2 - DRAFT - BLOCKING/TEST FIT - 1/8" = 1'-0"

- PROGRAM REQUIREMENTS FOR OPTION 2:
- (4) OFFICES APPROXIMATELY 8' X 10'
 - (1) MANAGEMENT OFFICE APPROXIMATELY 10' X 12'
 - (1) CONFERENCE ROOM APPROXIMATELY 12 X 15'
 - SMALL KITCHENETTE WITH REFRIGERATOR, MICROWAVE, SINK, COLD & HOT WATER AND DRAIN SINK/WORK THAT MEETS THE STANDARD OF CLASS A OFFICE SPACE.
 - EMPLOYEE BREAK AREA WITH SEATING CAPACITY FOR (8) IMMEDIATELY ADJACENT TO THE RECEIPT. THIS BREAK AREA IS IN THE PANTRY OR KITCHENETTE SIMILAR TO 2ND FLOOR.
 - STORAGE CLOSET FOR OFFICE SUPPLIES, PAPER AND COMPUTER SERVER, APPROXIMATELY 6' X 10'. THERE IS A MAIN STORAGE ROOM, A SEPARATE STORAGE ROOM AND TWO COPY PRINT AREAS WITH STORAGE PROVIDED.
 - LOCATION FOR A RECEPTION AREA WITH A COUPLE OF CHAIRS FOR GUEST.
 - THE REMAINDER OF THE SPACE SHOULD BE Laid OUT TO ACCOMMODATE WORK STATIONS APPROXIMATELY 4' X 6' - 36" OPEN WORKSTATIONS PROVIDED.
 - MEET AND INTERIOR FINISHES SHOULD BE SIMILAR IN AESTHETIC AND QUALITY TO THOSE SPECIFIED FOR THE REST OF THE 3RD FLOOR.
 - ACCESS TO BATHROOMS TO BE PROVIDED OFF THE COMMON HALLWAY.