

AMENDMENT THREE TO AGREEMENT

BETWEEN THE COUNTY OF SAN MATEO AND Advanced Management and Consulting, LLC.

THIS AMENDMENT TO THE AGREEMENT, entered into this 9th day of December 2025, by and between the COUNTY OF SAN MATEO, hereinafter called "County," and Advanced Management and Consulting, LLC., 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 On-Call Project and Construction Management services on September 10, 2024, in the amount of \$199,000; and

WHEREAS, the parties amended the Agreement to increase the contract value by \$501,000, for a new not-to-exceed amount of \$700,000; and

WHEREAS, the parties amended the Agreement to execute the change order authority of \$25,000 to cover a portion of the proposal for additional investigative project review of the failure of the structure cement facade; and

WHEREAS, the parties wish to amend the Agreement to increase the contract value by \$392,520, for a new not-to-exceed amount of \$1,117,520 and the inclusion of the updated project breakdown to Exhibit B.

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 consideration of the services provided by Contractor in accordance with all terms, conditions, and specifications set forth in this Agreement and in Exhibit A, County shall make payment to Contractor based on the rates and in the manner specified in Exhibit B. County reserves the right to withhold payment if County determines that the quantity or quality of the work performed is unacceptable. In no event shall County's total fiscal obligation under this Agreement exceed ONE MILLION ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED TWENTY DOLLARS AND NO CENTS (\$1,117,520.00). In the event that the County makes any advance payments, Contractor agrees to refund any amounts in excess of the amount owed by the County at the time of contract termination or expiration. Contractor is not entitled to payment for work not performed as required by this agreement.

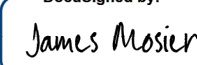
2. AMC - Staffing Resource Matrix (Project Breakdown) in add to **Exhibit B** to read as follows:

Please see attachment below.

3. All other terms and conditions of the agreement dated 09/10/2024, 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: Advanced Management and Consulting, LLC.

DocuSigned by:  79B465AA901C462...	Nov-04-2025 12:38 PST	James Mosier
Contractor Signature	Date	Contractor Name (please print)

For County:

COUNTY OF SAN MATEO

By:
President, Board of Supervisors, San Mateo County

Date:

ATTEST:

By:
Clerk of Said Board



Advanced Management and Consulting, LLC

San Francisco/Bay Area - PO Box 1058, Newark, CA, 94560

Main Office—5418 Dude Ranch Rd, Osage Beach, MO 65065

Phone—(510) 509-5937

(Revised Exhibit B for AMC Amend 3)

Revised 10/8/26

AMC - Staffing Resource Matrix (Projects/Hours) for County of San Mateo Project Development Unit - Project Breakdown

Manager	COB3	Cordilleras	SMMC	PS2	COB3 (Mediation)	Totals
Jim	\$14,112	\$123,272	\$45,184	\$28,040	\$56,080	\$266,688
David	\$15,104	\$76,208	\$0	\$19,520	\$0	\$110,832
Total Costs	\$29,216	\$199,480	\$45,184	\$47,560	\$56,080	\$377,520
Reimbursibles						\$15,000
Grand Total						\$392,520

COB3/Cordilleras/PS2 each have \$5,000 included of lodging costs

Projects (Jim)	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Project Totals
COB3	32	20	20	0	0	0	0	0	0	72
Cordilleras	80	100	100	100	80	80	24	24	24	612
SMMC	32	32	32	32	32	32	32	0	0	224
PS2	10	10	20	40	40	10	10	0	0	140
COB3 (Mediation)	40	60	60	60	60	0	0	0	0	280
Monthly Totals	194	222	232	232	212	122	66	24	24	1328

Projects (David)	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Project Totals
COB3	32	24	16	8	0	0	0	0	0	80
Cordilleras	16	80	80	80	80	60	0	0	0	396
SMMC										No hours assigned
PS2	0	0	10	40	40	20	10	10	10	140
Monthly Totals	48	104	106	128	120	80	10	10	10	616

Total Hours	242	326	338	360	332	202	76	34	34	1876
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Sam Lin
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Reviewer

DocuSigned by:
Adam Ely
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Approved

Oct-15-2025 | 13:28:16 Oct-15-2025 | 09:00 PM

Interim Director Deputy County Executive



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Revised 10/8/2025

Proposed Staffing Resource Matrix
for
County of San Mateo Project Development Unit - SMMC

PROJECT MANAGEMENT SERVICES								
	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	PROJECTED TOTALS
OWNER and SENIOR PROJECT/CONSTRUCTION MANAGER - Jim Mosier								
BUDGET RATE	\$196	\$196	\$196	\$206	\$206	\$206	\$206	
ORIGINAL BUDGET HOURS	32	32	32	32	32	32	32	224
ORIGINAL BUDGET COST	\$6,272	\$6,272	\$6,272	\$6,592	\$6,592	\$6,592	\$6,592	\$45,184
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$6,272	\$6,272	\$6,272	\$6,592	\$6,592	\$6,592	\$6,592	\$45,184

Difference between Budget/Actual Billed

Difference between Budget/Actual Billed

PROPOSED AMOUNT	
PM/CM Services for the PS2 from 2/25 to 4/25 - Combined Services	\$45,184
Reimbursibles	
TOTAL FOR NAVIGATION CENTER RELATED WORK	\$45,184

TRACKING (ORIGINAL vs ACTUAL)	
Proposed Hours (provided 2/25)	224
Actual Hours to date	0
Total Hour Difference	224
Proposed Cost of PM/CM Services (2/25)	\$0
Actual/Projected Cost of PM/CM Services	\$0
Total Cost Difference	\$0

HOURLY RATES			
POSITIONS	2025	2026	2027
Owner/Sr. PM/CM	\$196	\$206	TBD
Senior PM/CM	\$188	\$196	TBD

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Adam Ely

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Revised 10/6/2025

Proposed Staffing Resource Matrix
for
County of San Mateo Project Development Unit - Cordilleras

PROJECT MANAGEMENT SERVICES										
	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	PROJECTED TOTALS
OWNER and SENIOR PROJECT/CONSTRUCTION MANAGER - Jim Mosier										
BUDGET RATE	\$196	\$196	\$196	\$206	\$206	\$206	\$206	\$206	\$206	
ORIGINAL BUDGET HOURS	80	100	100	100	80	80	24	24	24	612
ORIGINAL BUDGET COST	\$15,680	\$19,600	\$19,600	\$20,600	\$16,480	\$16,480	\$4,944	\$4,944	\$4,944	\$123,272
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$15,680	\$19,600	\$19,600	\$20,600	\$16,480	\$16,480	\$4,944	\$4,944	\$4,944	\$123,272

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	Apr-26	Apr-26	PROJECTED TOTALS
SENIOR CONSTRUCTION MANAGER - David Denysenko (sub-consultant)										
BUDGET RATE	\$188	\$188	\$188	\$196	\$196	\$196	\$196	\$196	\$196	
ORIGINAL BUDGET HOURS	16	80	80	80	80	60	0	0	0	396
ORIGINAL BUDGET COST	\$3,008	\$15,040	\$15,040	\$15,680	\$15,680	\$11,760	\$0	\$0	\$0	\$76,208
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$3,008	\$15,040	\$15,040	\$15,680	\$15,680	\$11,760	\$0	\$0	\$0	\$76,208

Monthly Utilization/Ongoing Totals

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

PROPOSED AMOUNT		
PM/CM Services for Cordilleras from 10/25 to 6/25 - Combined Services		\$199,480
Reimbursibles		\$5,000
TOTAL FOR NAVIGATION CENTER RELATED WORK		\$204,480

TRACKING (ORIGINAL vs ACTUAL)	
Proposed Hours (provided 10/25)	1,008
Actual Hours to date	0
Total Hour Difference	1008

HOURLY RATES			
POSITIONS	2025	2026	2027
Owner/Sr. PM/CM	\$196	\$206	TBD
Senior PM/CM	\$188	\$196	TBD

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October 1, 2025

Proposed Staffing Resource Matrix
for
County of San Mateo Project Development Unit - COB3

PROJECT MANAGEMENT SERVICES								
	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	PROJECTED TOTALS
OWNER and SENIOR PROJECT/CONSTRUCTION MANAGER - Jim Mosier								
BUDGET RATE	\$196	\$196	\$196	\$206	\$206	\$206	\$206	
ORIGINAL BUDGET HOURS	32	20	20	0	0	0	0	72
ORIGINAL BUDGET COST	\$6,272	\$3,920	\$3,920	\$0	\$0	\$0	\$0	\$14,112
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$6,272	\$3,920	\$3,920	\$0	\$0	\$0	\$0	\$14,112

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	PROJECTED TOTALS
SENIOR CONSTRUCTION MANAGER - David Denysenko (sub-consultant)								
BUDGET RATE	\$188	\$188	\$188	\$196	\$196	\$196	\$196	
ORIGINAL BUDGET HOURS	32	24	16	8	0	0	0	80
ORIGINAL BUDGET COST	\$6,016	\$4,512	\$3,008	\$1,568	\$0	\$0	\$0	\$15,104
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$6,016	\$10,528	\$9,024	\$1,568	\$0	\$0	\$0	\$15,104

Monthly Utilization/Ongoing Totals

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

PROPOSED AMOUNT	
PM/CM Services for the PS2 from 2/25 to 4/25 - Combined Services	\$29,216
Reimbursibles	\$5,000
TOTAL FOR NAVIGATION CENTER RELATED WORK	\$34,216

TRACKING (ORIGINAL vs ACTUAL)	
Proposed Hours (provided 2/25)	152
Actual Hours to date	0
Total Hour Difference	152
Proposed Cost of PM/CM Services (2/25)	\$0
Actual/Projected Cost of PM/CM Services	\$0
Total Cost Difference	\$0

HOURLY RATES			
POSITIONS	2025	2026	2027
Owner/Sr. PM/CM	\$196	\$206	TBD
Senior PM/CM	\$188	\$196	TBD

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October 1, 2025

Proposed Staffing Resource Matrix
for
County of San Mateo Project Development Unit - PS2

PROJECT MANAGEMENT SERVICES								
	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	PROJECTED TOTALS
OWNER and SENIOR PROJECT/CONSTRUCTION MANAGER - Jim Mosier								
BUDGET RATE	\$196	\$196	\$196	\$196	\$206	\$206	\$206	
ORIGINAL BUDGET HOURS	10	10	20	40	40	10	10	140
ORIGINAL BUDGET COST	\$1,960	\$1,960	\$3,920	\$7,840	\$8,240	\$2,060	\$2,060	\$28,040
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$1,960	\$1,960	\$3,920	\$7,840	\$8,240	\$2,060	\$2,060	\$28,040

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	PROJECTED TOTALS
SENIOR CONSTRUCTION MANAGER - David Denysenko (sub-consultant)								
BUDGET RATE	\$188	\$188	\$188	\$196	\$196	\$196	\$196	
ORIGINAL BUDGET HOURS	0	0	10	40	40	10	0	100
ORIGINAL BUDGET COST	\$0	\$0	\$1,880	\$7,840	\$7,840	\$1,960	\$0	\$19,520
ACTUAL HOURS BILLED	0	0	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$0	\$0	\$1,880	\$7,840	\$7,840	\$1,960	\$0	\$21,320

Monthly Utilization/Ongoing Totals

Difference between Budget/Actual Billed

Projected Total
Projected Total
(To Date)
(To Date)
Projected Total

PROPOSED AMOUNT	
PM/CM Services for the PS2 from 2/25 to 4/25 - Combined Services	\$49,360
Reimbursibles	\$5,000
TOTAL FOR NAVIGATION CENTER RELATED WORK	\$54,360

TRACKING (ORIGINAL vs ACTUAL)	
Proposed Hours (provided 2/25)	240
Actual Hours to date	0
Total Hour Difference	240
Proposed Cost of PM/CM Services (2/25)	\$0
Actual/Projected Cost of PM/CM Services	\$0
Total Cost Difference	\$0

HOURLY RATES			
POSITIONS	2025	2026	2027
Owner/Sr. PM/CM	\$196	\$206	TBD
Senior PM/CM	\$188	\$196	TBD

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10/6/2025

Proposed Staffing Resource Matrix
for
County of San Mateo Project Development Unit - COB3 (Mediation)

PROJECT MANAGEMENT SERVICES						
	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	PROJECTED TOTALS
OWNER and SENIOR PROJECT/CONSTRUCTION MANAGER - Jim Mosier						
BUDGET RATE	\$196	\$196	\$196	\$206	\$206	
ORIGINAL BUDGET HOURS	40	60	60	60	60	280
ORIGINAL BUDGET COST	\$7,840	\$11,760	\$11,760	\$12,360	\$12,360	\$56,080
ACTUAL HOURS BILLED	0	0	0	0	0	0
ACTUAL BILLED	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL BUDGET FEE/MONTH	\$7,840	\$11,760	\$11,760	\$12,360	\$12,360	\$56,080
Monthly Utilization/Ongoing Totals	\$0	\$0	\$0			
Difference between Budget/Actual Billed						

PROPOSED AMOUNT	
PM/CM Services for COB3 Mediation from 11/25 to 2/26 - Combined Services	\$56,080
Reimbursibles	
TOTAL FOR NAVIGATION CENTER RELATED WORK	\$56,080

TRACKING (ORIGINAL vs ACTUAL)	
Proposed Hours (provided 10/25)	280
Actual Hours to date	0
Total Hour Difference	280

HOURLY RATES			
POSITIONS	2025	2026	2027
Owner/Sr. PM/CM	\$196	\$206	TBD
Senior PM/CM	\$188	\$196	TBD

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