

# FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT

## PERKINS EASTMAN ARCHITECTS, D.P.C.

### Rehabilitation Museum of Riverside– Phase II Design

THIS FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT (“First Amendment”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), PERKINS EASTMAN ARCHITECTS, D.P.C. a New York corporation authorized to do business in California (“Consultant”), with respect to the following facts:

### RECITALS

WHEREAS, on May 14, 2019, City and Pfeiffer Partner Architects, Inc., entered into that certain Professional Consultant Services Agreement, in conjunction with Rehabilitation Riverside Metropolitan Museum – RFP No. 1851 (“Agreement”), in the amount of Ninety-Nine Thousand Two Hundred Twenty Dollars (\$99,220); and

WHEREAS, Pfeiffer Partner Architects, Inc. was subsequently merged with Consultant; and

WHEREAS, the City and Consultant desire to amend the Agreement to add the Phase II Design services in the amount not to exceed Two Million Three Hundred Fifteen Thousand Five Hundred Forty Dollars (\$2,315,040); and

WHEREAS, Consultant desires to assume all rights and obligations under the Agreement with Pfeiffer Partner Architects, Inc.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, City and Consultant agree as follows:

1. Term. The term of the Agreement is extended by three (3) additional years after the effective date of this First Amendment written above.

2. Scope of Services. For the extended term of the Agreement, Consultant shall perform the additional Phase II Design Services as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference.

3. Compensation/Payment. For period of the extended term of the Agreement, from Section 3, “Compensation/Payment,” is hereby amended by increasing the contract in an amount not to exceed Two Million Three Hundred Fifteen Thousand Five Hundred Forty Dollars (\$2,315,040) for the additional Services, as set forth in Exhibit “B-1,” attached hereto and incorporated herein by reference, for a new contract amount of Two Million Four Hundred Fourteen Thousand Two Hundred Sixty Dollars (\$2,414,260).

4. Notices. Section 4, of the Agreement is amended to update the notice address for Consultant as listed below:

To Consultant  
Perkins Eastman Architects, D.P.C.  
Attn: Stephanie Kingsnorth  
700 South Flower Street, Suite 1150  
Los Angeles, CA 90017

5. Assumption of Assignment. Consultant hereby accepts and assumes the Agreement and of all its rights, title and interest in, to and under, and all rights and obligations of Pfeiffer Partner Architects, Inc., arising out of or relating to the Agreement, in accordance with the terms and conditions of the Agreement.

6. Consent. City hereby consents to such assignment and assumption. City's consent to this assignment and assumption is not intended to and shall not amend, modify, or delete in anyway the rights and obligations of the City, Pfeiffer Partner Architects, Inc., or Consultant under the Agreement.

7. All other terms and conditions of the Agreement between the parties which are not inconsistent with the terms of this First Amendment, shall remain in full force and effect as if fully set forth herein.

[signatures on next page]

IN WITNESS WHEREOF, City and Consultant have caused this First Amendment to Professional Consultant Services Agreement to be duly executed on the day and year first above written.

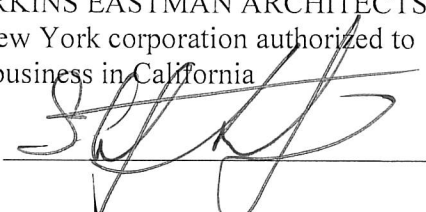
CITY OF RIVERSIDE, a California charter city and municipal corporation

PERKINS EASTMAN ARCHITECTS, D.P.C., a New York corporation authorized to do business in California

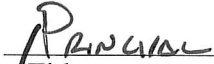
By: \_\_\_\_\_  
City Manager

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

  
STEPHANIE KINGSPORT  
Printed Name

Certified as to Availability of Funds:

  
Principal  
Title

By: \_\_\_\_\_  
Chief Financial Officer

By: \_\_\_\_\_

WILLIAM WURRAY  
Printed Name

Approved as to Form:

By: \_\_\_\_\_  
Deputy City Attorney

Principal  
Title

Exhibit A-1



April 15, 2022 (REV 08\_05\_2022)

Mr. Robert Wise  
Senior Project Manager  
City of Riverside  
8095 Lincoln Avenue  
Riverside, CA 92504

Re: Museum of Riverside – Design Fee Proposal

Dear Robert –

It is with great pleasure that Pfeiffer is submitting this fee proposal for the design of the Museum of Riverside inclusive of the renovation and rehabilitation of the existing building plus the new expansion that, combined, will create a dynamic new environment for the Museum.

**Scope**

From our ongoing conversations we understand that the scope will include the two-story expansion option plus a rooftop terrace that was investigated during the conceptual study. The new addition will be connected to the existing historic building and will provide additional space for exhibits and educational opportunities. The project inclusive of the historic building and the new addition will be designed in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

We are continuing with the team from the feasibility study and have included fee for additional consultants and specialty consultants to better serve the project. The attached fee proposal includes the following consultants from the feasibility study:

Architectural -	Pfeiffer
Historic -	Pfeiffer
Interiors -	Pfeiffer
Structural -	Structural Focus
MEP Engineer -	AMA
Cost Estimating -	MGAC

In addition the following consultants are being added based upon the requirements of the full design process inclusive of bid, permit and construction administration for the anticipated durations that are stated later in this proposal. Given the public nature of this project, Pfeiffer will also be present at public presentations and required approval meetings with City Council and review committees. We have preferred consultants for each trade and will work with the City to confirm that each one is acceptable prior to bringing them on board.

- Civil Engineering
- Landscape Architecture
- IT
- Security
- Architectural Lighting
- Vertical Transportation
- Life Safety

In addition, there have been ongoing conversations with the City and the Museum about pursuing some additional sustainability measures above and beyond base code requirements. These include designing to achieve LEED Gold (\$45,000), undertaking energy modeling (\$25,000) and water modeling (\$8,000) and running the analysis and designing for the AIA 2030 Commitment/2030 Challenge for Embodied Carbon

which targets reducing embodied carbon emissions from all new buildings, infrastructure and associated materials by 65%.

Specifically excluded from this fee proposal are geotechnical engineering, surveying, exhibit design, exhibit lighting design (base architectural lighting is included), furniture, fixtures & equipment (FF&E), sustainability above and beyond what is listed above and fire protection.

**Fee**

The attached fee matrix fee has been developed utilizing the two-story addition scope of work that was developed during concept design and augmented by conversations that have occurred over the past few months as the City has continued their approval process. For the purposes of this proposal, durations for each phase of work are as follow:

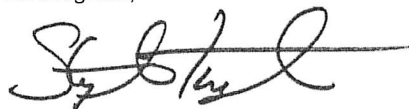
Schematic Design -	3 months
Design Development -	4 months
Construction Documents -	5 months
Bid/Permit -	2 months
Construction Administration -	20 months

We have attached a detailed fee matrix which breaks the fee down by task and by consultant. Total proposed fee, inclusive of all of consultants and services summarized in this proposal plus expenses is **\$2,315,040**. Again, all this information is detailed on the attached fee matrix.

The proposed fees do not include services related to the aforementioned exclusions or multiple bid packages, phased construction packages/work, building scanning or drawing conversion services, or presentation renderings for fundraising that exceed the renderings required for design purposes.

Should you have any questions about the attached or would like to discuss further, please let me know. We are greatly looking forward to continuing our work with the Museum of Riverside and the City of Riverside on this very exciting project.

Best regards,



Stephanie Kingsnorth, AIA

Cc: Carl Carey, City of Riverside  
John Graham, Pfeiffer

Museum of Riverside  
Pfeiffer Fee Proposal

July 13, 2022 - REV

Consultant	Firm	Task						Subtotal
		SD	DD	CD	Bid	Permit	CA	
Architect	Pfeiffer	170,000						
Historic Architect	Pfeiffer	Included Above	320,000		435,000	15,000	430,000	\$1,385,000
Interiors	Pfeiffer	Included Above	Included Above		Included Above	Included Above	Included Above	Included Above
Structural	Structural Focus		27,000		45,000	6,000	39,000	\$147,000
MEP	A/WA	15,600	32,400		72,000	4,200	32,400	\$160,800
Civil	TBD	11,250	15,000		26,250	1,875	18,750	\$75,000
Landscape	TBD	9,750	13,000		22,750	1,625	16,250	\$65,000
Cost Estimating	MGAC	14,000	12,000		20,000			\$46,000
<b>Subtotal</b>		\$244,600	\$419,400	\$621,000	\$28,700	\$28,700	\$536,400	\$1,878,800

Specialty Consultant		SD	DD	CD	Bid	Permit	CA	Subtotal
Architectural Lighting	ALD Lighting	19,000	15,750		10,500	750	750	\$50,500
IT	TBD	6,750	9,000		15,750	1,125	11,250	\$45,000
Security	TBD	6,000	8,000		14,000	1,000	10,000	\$40,000
Vertical Transportation	TBD	1,875	2,500		4,375	313	3,125	\$12,500
Life Safety	TBD	5,250	7,000		12,250	875	8,750	\$35,000
Materials Conservation/Waterproofing	TBD	5,250	7,000		12,250	875	8,750	\$35,000
<b>Subtotal</b>		\$44,125	\$49,250	\$69,125	\$4,938	\$4,938	\$45,625	\$218,000

Enhanced Sustainability Elements		SD	DD	CD	Bid	Permit	CA	Subtotal
LEED Gold Design & Certification								\$45,000
Energy Modeling								\$25,000
Water Modeling								\$8,000
AIA 2030 Embodied Carbon								\$30,000
<b>Fee Subtotal</b>								\$2,204,800

Reimbursables								\$110,240
<b>TOTAL FEE</b>								\$2,315,040

Exclusions: Geotechnical, Exhibit Design, Exhibit Lighting Design, Furniture, Fixtures & Equipment (FF&E), Sprinklers (Fire Protection), Enhanced Sustainability (above and beyond specific line items included above)

Exhibit B-1



Museum of Riverside  
Pfeiffer Fee Proposal

July 13, 2022 - REV

Consultant	Firm	Task						Subtotal
		SD	DD	CD	Bid	Permit	CA	
Architect	Pfeiffer	170,000		320,000	435,000	15,000	430,000	\$1,385,000
Historic Architect	Pfeiffer	Included Above		Included Above	Included Above	Included Above	Included Above	Included Above
Interiors	Pfeiffer	Included Above		Included Above	Included Above	Included Above	Included Above	Included Above
Structural	Structural Focus	24,000		27,000	45,000	6,000	39,000	\$147,000
MEP	AMA	15,600		32,400	72,000	4,200	32,400	\$160,800
Civil	TBD	11,250		15,000	26,250	1,875	18,750	\$75,000
Landscape	TBD	9,750		13,000	22,750	1,625	16,250	\$65,000
Cost Estimating	MIGAC	14,000		12,000	20,000			\$46,000
<b>Subtotal</b>		<b>\$244,600</b>		<b>\$419,400</b>	<b>\$621,000</b>	<b>\$28,700</b>	<b>\$536,400</b>	<b>\$1,878,800</b>

Specialty Consultant		SD	DD	CD	Bid	Permit	CA	Subtotal
Architectural Lighting	ALD Lighting	19,000		15,750	10,500	750	750	\$50,500
IT	TBD	6,750		9,000	15,750	1,125	11,250	\$45,000
Security	TBD	6,000		8,000	14,000	1,000	10,000	\$40,000
Vertical Transportation	TBD	1,875		2,500	4,375	313	3,125	\$12,500
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<b>Fee Subtotal</b>								<b>\$2,204,800</b>

Reimbursables								\$110,240
<b>TOTAL FEE</b>								<b>\$2,315,040</b>

Exclusions: Geotechnical, Exhibit Design, Exhibit Lighting Design, Furniture, Fixtures & Equipment (FF&E), Sprinklers (Fire Protection), Enhanced Sustainability (above and beyond specific line items included above)