

**FIRST AMENDMENT TO  
PROFESSIONAL CONSULTANT SERVICES AGREEMENT**

**STIEGLER ARCHITECTS P.C. dba IS ARCHITECTURE, INC.**

Robinson House Demolition and Reconstruction Architectural Design Services  
(RFP No. 2111)

THIS FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT ("First Amendment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City"), and STIEGLER ARCHITECTS P.C. doing business as IS ARCHITECTURE., a California corporation ("Consultant"), with respect to the following facts:

**RECITALS**

WHEREAS, on or about July 12, 2022, City and Consultant entered into a Professional Consultant Services Agreement for Robinson House Demolition and Reconstruction Architectural Design Services – RFP No. 2111 ("Agreement"); and

WHEREAS, the City and Consultant desire to amend the Scope of Work to accommodate additional services needed for this project as identified in the amended Scope of Services with an increase to compensation, in the amount of Seventy-Two Thousand Seventy Dollars (\$72,070).

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

1. Section 1, "Scope of Services" is hereby amended by adding the additional services identified in Exhibit "A-1," attached hereto and incorporated herein by this reference.
2. Section 3, "Compensation/Payment" is hereby amended by adding an additional Seventy-Two Thousand Seventy Dollars (\$72,070) for the additional services, as set forth in Exhibit "B-1," attached hereto and incorporated herein by this reference.
3. All terms and conditions of the Agreement not inconsistent with this First Amendment, shall remain in full force and effect and are incorporated herein by this reference as if set forth in full.


[Signatures on Next Page]

IN WITNESS WHEREOF, City and Consultant have caused this First Amendment to Professional Consultant Services Agreement for Robinson House Demolition and Reconstruction Architectural Design Services – RFP No. 2111 to be duly executed on the day and year first above written.

CITY OF RIVERSIDE, a California  
charter city and municipal corporation


STIEGLER ARCHITECTS P.C., dba  
IS ARCHITECTURE, INC., a California  
corporation

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

By:   
LANE R. STIEGLER  
[Name and Title] PRESIDENT


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

Certified as to Availability of funds:

By:   
LANE R. STIEGLER  
[Name and Title] SECRETARY

By:   
Chief Financial Officer

APPROVED AS TO FORM:

By:   
Senior Deputy City Attorney

**EXHIBIT "A-1"**  
**SCOPE OF SERVICES**

August 28, 2023

Robyn G. Peterson, Museum Director  
Museum of Riverside  
3580 Mission Inn Avenue  
Riverside, CA 92501

Reference: Change Order for Professional Consultant Services Agreement Robinson House Demolition and Reconstruction Architectural Design Services (RFP No. 2111), dated July 12, 2022.

Additional Architectural and Structural Engineering Services for Robinson House – Change in Scope and Change in Previous Instructions or Approvals Given by the Owner

Dear Robyn,

We are presenting supplementary architectural and structural engineering services concerning the preservation and rehabilitation of Robinson House. The change in scope for the project can be broken down into two categories: Category #1) Services necessitated by a material change in the Project, and Category #2) Services necessitated by a change in previous instructions or approvals given by the Owner.

We have based this proposal on, the City of Riverside's directive to preserve the front three (3) rooms of the existing structure, and our other discussions and requests. The assumptions in this proposal are derived from the information currently accessible, and we are confident that we have formulated an appropriate plan for the envisioned project. Please note that this proposal pertains to supplementary services that extend beyond the scope of our existing agreement, which is in effect for the Robinson House Demolition and Reconstruction.

The following amendments are requested based on the following changes to the scope of work.

**A. Additional Architectural Services: Services necessitated by a material change in the Project including size, quality, and complexity. Specifically, change from Reconstruction including Demolition with limited salvage to Rehabilitation with salvaged structure, moving, storage, mothballing, and re-relocating of front three rooms.**

1. The salvaged structure (exterior walls, roof framing, and floor framing) will now be designed to be retained, Structurally and Architecturally prepared for salvaging, lifting and moving, and storing temporarily at the rear of the lot.
2. When located at the identified temporary location the salvaged structure will now be designed to be prepared for mothballing. Which will include designing physical barriers to deter vandalism, rodents, and insect infestation. The design treatment will further include measures to permit the building to have ventilation while protecting it from the elements and security measures.
3. The architectural plans will now accommodate a two-phase construction of the foundation requiring additional detailing and specifications.
4. The architectural plans will now accommodate new details and specifications for incorporating a salvaged structure with new construction.
5. Additional Site Visits:

- a. With the engineer and General Contractor to confirm the implementation of the lifting plan for salvage, lift and move.
- b. Review site conditions and preparation of salvaged structure for move
- c. On-site during the move to the rear.
- d. Review site conditions and preparation of salvaged structure for return to new foundations
- e. On-site for salvaged structure's return to new foundations.

**B. Additional Architectural Services due to: Services necessitated by a change in previous instructions or approvals given by the Owner:**

- 1. Our draft site analysis report recommended using a single backflow preventer for the fire service. The client directed for separate fire backflow preventers. Architectural services were provided to show the size and location options. The additional backflow preventer was deemed to be visually intrusive and ISA was redirected to accommodate a single backflow preventer on the Robinson site and coordinate its implementation with the Harada House Phase 1 Project.
- 2. Prepare a preliminary hardscape site design for visitor flow information when landscape site design was excluded from the base contract.
- 3. Prepare changes from client-requested ADU to client-requested meeting room
- 4. At the Client's request during the project check-in meeting on November 10, 2022, we have set up regular twice-monthly meetings starting November 22, 2022, with the intent to meet monthly and have a standing meeting that would be canceled. The second meeting has never been canceled, and the doubled meetings have incurred increased project management hours and time. The meetings are scheduled to continue until permit submittal (estimated January 16, 2024). Total twelve additional meetings.
- 5. Request for stronger walls for mounting displays, 2x6, required redrawing base sheets.
- 6. Request to redesign the Interpretive Center with vaulted ceilings, where possible.
- 7. Meetings and Coordination with City's Section 106 reviewer.

**C. Sub- Consultants fees:**

- a. Structural Focus: Additional Structural Service fee to keep the front three (3) rooms of the Robinson House will be \$9,400. See attached proposal.

We propose to provide these design services on a lump sum basis and in accordance with our previous agreement on this project. We will invoice each month based on the percentage completed plus our reimbursable expenses. Our fees for each category are summarized below:

**EXHIBIT "B-1"**  
**COMPENSATION**

IS Architecture	Proposed Lump Sum	Reimbursable Allowance
Category A	\$37,040	\$750
Category B	\$24,880	
<b>TOTAL ISA</b>	<b>\$61,920</b>	<b>\$750</b>
Sub-Consultant Fees	Proposed Lump Sum	Reimbursable Allowance
Category #1	\$6,000	\$1,000
Category #2	\$2,000	\$400
<b>TOTAL Sub-Contractor</b>	<b>\$8,000</b>	<b>\$1,400</b>
<b>TOTAL ISA and Sub-Contractor</b>	<b>\$69,920</b>	<b>\$2,150</b>

We're truly grateful for the chance to further collaborate with you on this engaging project. If this additional service proposal is acceptable, we will look for your change order authorization. Please note that this proposal is valid for 60 days. If you have any questions, please feel free to contact us.

Sincerely,



Ione R Stiegler, FAIA

Principal Architect