

CITY OF STOCKTON
PROFESSIONAL SERVICES CONTRACT AMENDMENT

Contract Number:	Amendment Number:
422000450	8

This **Amendment Number 8** to the above referenced Professional Services Contract, is entered into on _____, between the City of Stockton ("City") and **GRIFFIN STRUCTURES, INC.** ("Consultant") for the **CONSTRUCTION MANAGEMENT FOR THE NEW CITY HALL RENOVATIONS AND RELOCATION, Project No. E016015.**

RECITALS

Section 11, Contract Amendments, states that the Professional Services Contract may be amended only by written instrument signed by Consultant and City; and

The City needs to increase the Compensation, not to exceed amount in **Section 2** of the Professional Services Contract and **Exhibit B**, by **\$400,000** to pay the Consultant for additional services; and

Now therefore, the City and the Consultant mutually agree as follows:

1. The maximum not to exceed amount to be paid to the Consultant, including if authorized, reimbursement of expenses, in **Section 2** of the Professional Services Contract and **Exhibit B**, will now read as follows:

"The maximum not to exceed amount in **Section 2** of the Professional Services Contract and **Exhibit B**, is amended to **\$2,891,761.**"

2. City shall pay Consultant for additional changes in scope outlined in **Exhibit A.**

All other terms and conditions of the Professional Services Contract shall remain unchanged and remain in full force and effect unless modified by a written amendment signed by both parties.

IN WITNESS WHEREOF, the authorized parties have executed this Contract.

CONSULTANT

GRIFFIN STRUCTURES, INC.

Consultant's Name (if other than an individual, state whether a corporation, partnership, etc.)



9/16/2025

Authorized Signature

Date

Robert Godfrey, V.P. of Operations

Printed Name and Title of Person Signing

1 Technology Dr., Bldg. I, #829, Irvine, CA 92618

Address

CITY OF STOCKTON

Will Crew, Acting City Manager

Date

ATTEST:

Katherine Roland, CMC, CPMC, City Clerk

APPROVED AS TO FORM:
Lori M. Asuncion, City Attorney

BY:



GRIFFIN STRUCTURES FEE PROPOSAL – AMENDMENT 08

Stockton City Hall Project

August 5, 2025

Griffin Structures' Fee Proposal is based on all reasonable costs necessary to perform Construction Management services for the Stockton City Hall project. For these requisite services Griffin Structures proposes the following **Time and Materials** Fee:

Construction Management:	\$ 263,790
Scheduling	\$ 0
Special Inspection & Testing	\$ 133,572
Submittal Exchange Extensions	\$ 0
Insurance Expenses:	\$ 2,638
Total	\$ 400,000

All proposed hourly rates are fully burdened and include overhead, profit, taxes, and benefits. The hours identified for each individual employee and task are estimates only and are not to be construed as not to exceed hours for any individual task, phase, or time period. **We reserve the right to reallocate hours between staff members and tasks, in consultation with SupplyBank staff, in order to accomplish the overall objectives and requirements of the project.**

SCOPE OF SERVICES

As of the issuance of Amendment 05, the project was anticipated to be completed by June of 2025. Due to changes in scope and unforeseen circumstances, the project is now expected to reach substantial completion in December 2025, with closeout occurring in first quarter 2026. This amendment covers the extension of services through December 2025.

Due to the added scope and the contractor's prosecution of work, additional Special Inspections and Testing are also required for a total of \$133,572 including the added fire stopping inspection.

APPROACH TO STAFFING & PROJECT TEAM

To bring the highest level of efficiency and value to the City, Griffin Structures has assembled following team:

Robert Godrey will continue to support the project as Project Executive.

Hernan Munayco will remain as the on-site Sr. Construction Manager.

Andrew Simmons will continue as a Construction Manager.

QUALIFICATIONS & EXCLUSIONS

1. Hourly rates are valid through December 31st, 2025 and will escalate by CPI annually thereafter.
2. Insurance costs are included as a reimbursable expense and will be billed monthly at the rate of \$10 per \$1,000.
3. On-site trailer rental, furniture, utilities, and sanitary facilities for our field staff (Project Management team) are excluded. We assume that offices will be provided as part of the construction site trailer(s) being provided by the City or its contractor.
4. Costs for all permits required for the project are excluded. It is assumed that the City will pay for all permitting fees, assessments, easements, school fees, and other agency or governmental fees or costs to support the design and construction the project. We have not included any permit related fees within our fee proposal. Permits will be pulled by others.
5. Costs for construction staking, environmental and hazardous materials surveys, and all environmental and hazardous materials transportation and remediation costs are excluded.
6. Software licenses or user fees and all software training costs for specific project management software being required by either the City or their contractor(s) are excluded.
7. Cost of bulk blueprinting for plans and specifications for use by the contractors and subcontractors is excluded. Funds included in reimbursable expenses are for Griffin printing costs alone.
8. Independent or third-party testing companies such as Roofing, Peer Reviews, LEED, or other specialized third-party oversight services other than those listed herein are excluded.
9. No FF&E or OS&E procurement is included in this proposal.
10. Construction Site Security is excluded.
11. This proposal does not include a formal independent Inspector of Record (IOR); it is assumed that any Building Department inspections will be performed by the City's Building Department inspections staff. It does include an Add Alternate for a Quality Assurance Inspector.
12. Construction Manager will review all RFI's, Submittals, and Substitutions only for completeness. Approvals shall be executed by the architect of record.
13. Construction Cost Estimates, when provided, are based on standard industry practice, professional experience, and knowledge of market conditions. Griffin has no control over material and labor costs, contractor's methods of establishing prices or the market and bidding conditions at the time of bid. Therefore, Griffin does not guarantee that bids received will not vary from the cost estimate provided and Griffin is not liable for any costs, liabilities, or damages incurred by the City arising from Griffin's opinion of cost, the actual project cost to the City, delays caused by events outside the control of Griffin, or any labor or material cost increases.
14. Griffin is not responsible for, and the City will hold Griffin harmless from, any schedule delays and/or any losses, damages, or liabilities resulting therefrom that are caused by (1) events or

ATTACHMENT C
EXHIBIT A

conditions that are outside of Griffin's control or (2) the acts or omissions of parties for whom Griffin is not legally liable (collectively, "Non-Consultant Delays"). The schedule for completion will be extended for any Non-Consultant Delays. If Griffin incurs additional costs or expenses due to Non-Consultant Delays, then Griffin's fee compensation will be equitably adjusted to cover such additional costs or expenses.

15. For document tracking control, Griffin has included the use of Autodesk for managing construction documentation, and based the hours allocated in this proposal accordingly. The cost of this system is included here as a reimbursable expense.
16. FF&E services are included and management and oversight of the effort to be performed by the selected design team professionals.
17. Move management services are included as oversight only. Griffin will nonetheless oversee the solicitation, negotiation, and oversight of the move management consultant, but will not be providing the service itself.
18. Commissioning requirements are understood as per California Building Cod / Cal Green (Title 24) only. LEED Commissioning is excluded.

CHANGE ORDER CALCULATOR

ENTRIES IN BOLD RED INDICATE YOUR BALANCE OF CM AUTHORITY CCO AMOUNT IS EXCEEDED. YOU MUST GO TO COUNCIL FOR APPROVAL.	Original Contract Amount:	\$ 722,000.00
	Original Contract Award Date:	11/16/21
	Original Contract Council Approval Date:	11/16/21
	Original Contract Expiration Date:	12/31/24
	Contract Amount to date:	\$ 2,891,761.00
	Authorized CCO Amount to date:	\$ 2,169,761.00
	Contract Expiration to date:	12/31/25
Effective Date:	Dec 2, 2021	
CM Authority:	\$ 100,000	

CURRENT BALANCES OF CCOs							
	Last Council Action	\$ 1,469,761.00			11/12/24	\$ 2,191,761.00	\$ 319,176.10
	Total approved CCOs since last Council Action	\$ 300,000.00	12			\$ 2,491,761.00	\$ 19,176.10

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