AMENDMENT TO AGREEMENT
BETWEEN
RIVERSIDE COMMUNITY COLLEGE DISTRICT
AND
WWCOT ARCHITECTURE
(Moreno Valley Phase III – Student Academic Services Facility)

This document amends the agreement between the Riverside Community College District and WWCOT Architecture, which was approved by the Board of Trustees on March 21, 2006 and amended on January 29, 2008.

The agreement is hereby amended as follows:

I. Additional compensation of this amended agreement shall not exceed $159,850, including reimbursable expenses. The term of this agreement shall be from the original agreement date of March 22, 2006, to the estimated project completion date of July 31, 2012. Payments and final payment shall coincide with original agreement.

II. The additional scope of work shall be provided in Exhibit I, attached.

All other terms and conditions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written below.

WWCOT Architecture

By: ________________
    Dennis T. Tanida, AIA
    Partner
    4280 Latham St., Ste. H
    Riverside, CA 92501

Date: ___________________

RIVERSIDE COMMUNITY COLLEGE DISTRICT

By: ________________
    James L. Buysse
    Vice Chancellor
    Administration and Finance

Date: ___________________
Exhibit I

Project: Moreno Valley Phase III – Student Academic Services Facility
WWCOT Architecture - Design Amendment

Additional Scope of Work to include:

1.0 Code Update

- Research the 2007 CBC and provide an analysis of any design changes that are now required due to the change in the building code.
- Assess architectural, fire/life safety, and exiting systems per the new code.
- Assess structural design based on new code requirements.
- Assess mechanical, plumbing and electrical systems based on the new code requirements.
- Update the drawings to incorporate all of the code required changes to the existing 50% construction documents level.
- Revise all structural calculations to meet 2007 CBC.
- Revise all MEP Title 24 calculations to meet 2007 CBC.

2.0 Programming and Floor Plan Design Changes

- Meet with designated User Group representatives to re-analyze the program elements of the building.
- Provide updated program data sheet with space, function and square footages.
- Conduct workshop presentation to confirm new space layouts for new administrative spaces proposed for the third floor.
- Analyze the second floor to meet the new requirements for classroom space and ancillary uses. We anticipate half of the floor plan will change.
- The first floor plan including the cafeteria plan is assumed to remain as currently designed and no changes are anticipated.
- The basic building footprint will remain the same with no changes to the core elements or its locations.
- Review and re-design interior finishes per input from designated User Group representatives.
- Update drawings to incorporate all of the changes directed from the program design change exercise to the existing 50% construction documents level.

3.0 Exterior Design Changes

- Review current exterior design with District representatives.
- Analyze the exterior façade to incorporate additional windows.
- Remove precast concrete from the exterior design and replace with cement plaster exterior.
- Revise structural system to incorporate new façade loading and additional windows.
• Revise Title 24 calculations for the new exterior design.
• Analyze the exterior design to meld further with the existing buildings and proposed new buildings on campus.
• Update drawings to incorporate all of the changes directed from the exterior design change exercise to the 50% CD level.

4.0 LEED Certification (Equivalent)

• Analyze the existing design to verify the level of LEED certification the building can achieve using the LEED NC-V2.2 checklist.
• Assist District in determining what other areas can be pursued to gain additional LEED points.
• Once a determination is made that the building can achieve equivalent LEED certification, WWCOT will submit a proposal to prepare documentation required by District.

5.0 Central Plant Expansion Study/Recommendations

• Analyze and develop a report on the current capacity of the existing central plant in relationship to our building.
• Provide an opinion of probable cost for the central plant upgrade.
• Provide analysis of payback on investment.
• It is assumed that the most recent central plant systems retrofit was an in kind replacement to the equipment, and not an upgrade or increase to the systems capacity.
• Once a determination is made by the District as to what upgrades will be implemented in the central plant, WWCOT will submit a proposal for that specific scope of work, if requested.

6.0 Cost Estimate

• Prepare a statement of probable construction cost of the revised 50% construction documents.

Compensation:

WWCOT Architecture’s fixed fee for the above listed scope of work is One Hundred Fifty Two Thousand One Hundred Fifty Dollars ($152,150) plus reimbursable expenses of Seven Thousand Seven Hundred Dollars ($7,700). Detail of fee’s are listed below:

1.0 Code Update
   Analysis and Report $ 10,775
   Drawing Update and Implementation $ 45,135

2.0 Programming and Floor Plan Design Changes
   Analysis, Design Options and Meetings $ 13,600
   Drawing Update and Implementation $ 24,610
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