

AMENDMENT No. 2 TO PROFESSIONAL SERVICES AGREEMENT
 (Town of Yountville and Kelly+Morgan Architects)

This Amendment No. 2 (“Amendment”) to Professional Services Agreement (“Agreement”) is made on this 4th day of March, 2025 at Yountville, California, by and between the Town of Yountville, California a municipal corporation, 6550 Yount Street, Yountville, CA 94599 (“Town”) and Kelly+Morgan Architects, 1443 Main St A200; Napa CA, 94559 (“Contractor”).

This “Amendment” modifies the original “Agreement” between the “Town” and the “Contractor” dated 05/15/2024 in the following fashion:

- A. “Town” and “Contractor” desire to amend the “Agreement” by modifying section 3.1 – Scope of Services as set forth in “Consultant’s” [Month, Day, Year] proposal to “Town” attached hereto as Exhibit [A-1] and incorporated herein by this reference.
- B. “Town” and “Contractor” desire to amend the “Agreement” by modifying section 3.2 – Approved Fee Schedule as set forth in “Consultant’s” MONTH, DAY, YEAR fee schedule to “Town” attached hereto as Exhibit [B-1] and incorporated herein by this reference.
- C. “Town” and “Contractor” desire to amend the “Agreement” by modifying section 3.4 – Expiration Date of the “Agreement” to read as follows:
 3.4 “Expiration Date”: 12/31/2025.
- D. “Town” and “Contractor” desire to amend the “Agreement” by modifying the total compensation and costs payable to “Consultant” under this “Agreement” to a not-to-exceed sum of \$ 260,000.

Initials: (Town) _____ (Contractor) _____

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“Town”
Town of Yountville

“Consultant”
Kelly+Morgan Architects

By: _____
[Name, Title]

By: _____
[Name, Title]

Date: _____

Date: _____

By: _____
[Name, Title]

Date: _____

Attest:

By: _____
Hilary Gaede, Acting Town Clerk

Date: _____

Approved as to form:

By: _____
Gary B. Bell, Town Attorney

YOUNTVILLE ELEMENTARY PROJECT TIMELINE

PROJECT TITLE	SCOPE OF SERVICES	COMPANY NAME	KELLY + MORGAN ARCHITECTS
PROJECT MANAGER	BRENDAN KELLY, AIA	DATE	6/1/24

PHASE	DETAILS	2024 - Q3					2024 - Q4					2025 - Q1					2025 - Q2																																										
		JULY					AUG					SEPT					OCT					NOV					DEC					JAN					FEB					MAR					APR					MAY					JUNE		
	PROJECT WEEK:	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30					
1	Site Constraints and Existing Conditions	<ul style="list-style-type: none"> - Communication Plan - 'Office 11' Setup - Site Model and Surrounding Area - Soils and Infrastructure 																																																									
2	Community Open House Events (Public Outreach)	<ul style="list-style-type: none"> - Public Event - Room Setup & Coordination - Communication Plan - Follow up and Website Coordination 																																																									
3	Study Sessions (Public Outreach)	<ul style="list-style-type: none"> - Town Council - Parks & Recreation - Measure S - Zoning, Design & Review Board 																																																									
4	Office Hours (Public Outreach)	<ul style="list-style-type: none"> - Weekly on Tuesday Mornings - Monthly (Last Sat of the Month) - Follow up & Documentation - Summary Reports 																																																									
5	Design Alternatives & Project Documents	<ul style="list-style-type: none"> - Monthly Reports - Quarterly Design Updates - Website Coordination - FINAL Report and Presentation 																																																									
5	Entitlement Coordination & Scope	<ul style="list-style-type: none"> Weekly Meeting with Town Staff Coordination of Concept to Entitlements Documents 																																																									
	Range of Design Fees (KMA Only)	\$220,000	Low	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000																							
		\$330,000	High	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000																							
	SITE DESIGN	\$162,835	Actual					\$40,317	\$28,600	\$29,800	\$17,450	\$46,669																																															
	SCHOOL & TOWN RENOVATIONS	\$39,782	Actual	\$30,541	\$8,333			\$908	\$0	\$0	\$0	\$0																																															



NOTES:

OPEN HOUSE AND STUDY SESSIONS TO BE SCHEDULED BY TOWN OF YOUNTVILLE STAFF PER TYPICAL PUBLIC MEETING NOTICES. DATES, TIMES, AND LOCATIONS TBD

OFFICE HOURS ARE TENTATIVELY SCHEDULED FOR TUESDAY MORNINGS BETWEEN 8 AND NOON EVERY WEEK AND SATURDAY MORNINGS (9-12) ON THE LAST SATURDAY OF THE MONTH

ROOM 11 AT MULTIPURPOSE ROOM IS LOCATION FOR ALL PUBLIC "OFFICE HOUR" EVENTS UNLESS OTHERWISE NOTICED.

ALL OFFICE HOUR APPOINTMENTS TO BE PUBLISHED.

"DROP IN" APPOINTMENTS ALLOWED UNLESS TIMES ALREADY SCHEDULED