



ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

September 14, 2016

Good evening, my name is Kevin MacQuarrie, Vice President of WLC Architects, Inc. (WLC), (2600 Tenth Street, Suite 500, Berkeley, CA 94710). I have practiced Architecture for nearly 30 years and have had the honor to work with many districts like West Contra Costa Unified School District (WCCUSD.)

I would like to address the recent audit report issued on Friday, September 9, 2016 by the Audit Subcommittee.

As a partner with WCCUSD for nearly two decades and the architect for Lovonya DeJean Middle School, El Cerrito High School, Coronado Elementary School, and the currently under construction PVHS, WLC was not surprised to be part of the Audit findings. We are, however, very concerned about the opinions in the audit specifically relating to the PVHS fee structure and District-requested additional services.


WLC's base fee structure was developed under the scrutiny of the Engineering Officer and appropriately reflected the anticipated scope of work, schedule, and phasing of the project at that time. The audit report indicates that the Office of Public School Construction (OPSC) Fee Structure is "industry standard." This is not true. The auditor's opinion shows an utter lack of understanding of current architectural practices statewide and specifically in the Bay Area. The OPSC fee schedule is over 48 years old, was abandoned in 1998, and was a base level fee for state reimbursement only. It always allowed for increased fees for additional consultants' scope. The PVHS fee structure is consistent with the dozen or more clients WLC works with locally.

The audit opinion on the PVHS additional service implies that it was solely authored by WLC. That is also not true. It is very difficult to get an accurate understanding of the full context of a project just looking at spreadsheets, contracts, or from a short 45-minute conversation with the Architect. It is no wonder the audit report draws inaccurate conclusions. In the last six years, there have been hundreds of meetings with the District staff, teachers, students, community, the City of Pinole, the Facilities Subcommittee, and the WCCUSD Board. In each and every phase of the project WLC transparently presented to the community and District the increases in the project size, scope, schedule, and budget requested by the District. We also provided and fully discussed options which would maintain the original scope, budget, and schedule. The District made the decision to approve the increases. It was the District's decision to increase the square footage of the campus significantly, expand from the original five phases to nine (plus sub phases), and double the scheduled time to complete the project from 5.5 years to 11 years. If a contractor was asked to double his effort and time on a project, there would be no question he was due additional money.

After the Board approved the requested scope, schedule, and budget increases, WLC submitted our fees for providing additional professional services. There was a year of vetting by the District and program manager. The additional service was approved by the Engineering Officer, the Project Manager, the Associate Superintendent, the Superintendent, the Facilities Subcommittee, and the Board.

I look forward to continuing the partnership with WCCUSD and successfully completing PVHS which will be an outstanding facility for the District and the community for decades to come.

Sincerely,



KEVIN A. MacQUARRIE  
Architect, AIA  
Vice President, Principal

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