

**AMENDMENT No. #2 TO  
AGREEMENT FOR SMALL PROJECT ARCHITECTURAL SERVICES  
18001 FACILITES MASTER PLAN SUPPLEMENTAL SERVICES**

This Second Amendment to the Short Form Agreement For Small Project Architectural Services (“Amendment”) is made and entered into between San José Unified School District (“District”) and **Jordan Knighton Architects, Inc. dba JKAE**, (“Architect”) (collectively “Parties”; “Party” shall refer to Architect and/or District).

**RECITALS**

- A. WHEREAS, Architect and District entered into a written Short Form Agreement for Small Project Architectural Services on or about October 16, 2025, identified as Project 18001 Facilities Master Plan Supplemental Services (“Agreement”);
- B. WHEREAS, the original agreement was based on Facilities Master Plan (“FMP”) campus drawing validation, campus emergency evacuation plan and utility plan updates, and was Amended on or about January 10, 2026, (“Amendment 1”) to include additional services that build upon the previous Facility Condition Assessment (“FCA”) study to create a complete and comprehensive Facilities Condition Assessment to support the Facilities Master Plan at three pilot schools: Walter L. Bachrodt Elementary School, Willow Glen Middle School and Leland High School; and
- C. WHEREAS, this Amendment (“Amendment 2”) will extend the services to include the remaining forty-six (46) District sites and equipment and assets inventory data collection at all District sites; and
- D. WHEREAS, it is now the desire and intention of the Parties to amend the Agreement as indicated in this Amendment,

NOW, THEREFORE, in light of the foregoing facts and in further consideration of the promises and agreements of the Parties set forth herein below, it is mutually agreed as follows:

**TERMS AND CONDITIONS**

- 1. **Article 4 Compensation.** The original amount of one hundred forty-five thousand dollars and no cents (\$145,000.00) reflected in Article 4. Compensation of the Agreement, was amended by an increase of twenty-four thousand, five hundred dollars and no cents (\$24,500) in Amendment 1 shall be further amended by an increased amount not to exceed three hundred ninety thousand and no cents (\$390,000.00) to reflect a cumulative total contract amount not to exceed five hundred fifty-nine thousand, five hundred dollars and no cents (\$559,500.00).
- 2. **Exhibit A.** Add a 5<sup>th</sup> bullet point, as follows to the “Project” description:
  - Facilities Condition Assessment- Remaining Campuses (“Remaining Sites”):
    - **Elementary = 25**
      - Allen at Steinbeck
      - Almaden Elementary
      - Anne Darling Elementary
      - Booksin Elementary
      - Canoas Elementary
      - Empire Gardens Elementary
      - Ernesto Galarza Elementary

- Gardner Elementary
  - Grant Elementary
  - Graystone Elementary
  - Hacienda Science/Environmental Magnet
  - Hammer Montessori AND Galarza Elementary
  - Horace Mann Elementary
  - Los Alamitos Elementary
  - Lowell Elementary
  - Merritt Trace Elementary
  - Rachel Carson Elementary
  - Reed Elementary
  - Schallenberger Elementary
  - Selma Olinder Elementary
  - Simonds Elementary
  - Terrell Elementary
  - Washington Elementary
  - Williams Elementary
  - Willow Glen Elementary
  - **Middle School = 5**
    - Bret Harte Middle
    - Castillero Middle
    - Herbert Hoover Middle
    - John Muir Middle
    - Muwekma Ohlone Middle
  - **High School = 6**
    - Abraham Lincoln High
    - Broadway High
    - Gunderson High
    - Pioneer High
    - San Jose High (including the SJHS Annex: 1149/1151 E. Julian Street)
    - Willow Glen High
  - **Alternative = 1**
    - Liberty Alternative
  - **K-8 = 1**
    - River Glen
  - **District Sites = 3**
    - Warehouse
    - Corporation Yard
    - District Office
  - **Leased = 5**
    - Allen Site (Action Day Daycare)
    - Cory Site (Vacant/SCCOE/PACE)
    - Hammer Site (Pine Hill)
    - Hester Site (SCCOE)
    - Randol Site (Discovery Charter II)
- Include a comprehensive assessment of all sites, buildings, building systems, and infrastructure.

- The FCA will follow the ASTM E2018-24 Standard Guide for Property Condition Assessments as applicable.
  - Determine the present condition and estimated life expectancy of various building systems and components.
  - Identify and document present condition of all physical assets including grounds, facilities, and infrastructure.
  - Collect Equipment Inventory data for Client properties (for CMMS integration). Establish a protocol for facility condition data to migrate/transfer to a CMMS/IWMS system or the District’s spreadsheet format.
  - Recommend corrections for all deficiencies and provide cost estimates for corrections.
  - Prioritize and categorize deficient conditions, associated corrective actions, and information concerning building systems and deficiency categories.
  - Establish anticipated renewal and replacement costs for the various systems and components.
  - Result in strategic plan for capital repairs, lifecycle component replacement, and building modernization.
  - Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.
- Equipment/Asset Inventory Data Collections (per Bureau Veritas Proposal 179236.25P dated 01.14.2026)
  - Project allowance of \$20,000.00 (the "Allowance") intended for additional site verification above and beyond the base scope, specialized materials, and/or supplemental consulting. This amount is a "not-to-exceed" amount and is not guaranteed to the Architect without itemized prior approval from the District. Format and content of invoices will be submitted per Exhibit B Payment Schedule, section 3.

3. The Parties acknowledge that this Amendment is subject to approval or ratification by the District Board of Education (“Board”). In the event that the Board rejects this Amendment, none of the Parties shall be deemed to have waived any rights with respect to the Agreement.
4. All other provisions of the Agreement shall remain in full force and effect and are reaffirmed. If there is any conflict between this Amendment and any provision of the Agreement, the provisions of this Amendment shall control.
5. IN WITNESS WHEREOF, the Parties have accepted, agreed, and executed this Amendment on the later date specified below.

Dated:

Dated: 2/5/2026

**SAN JOSÉ UNIFIED SCHOOL DISTRICT**

**JORDAN KNIGHTON ARCHITECTS, INC. DBA JKAE**

By:

By:

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*Derek Labrecque*  
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Tracy Morrison

Derek Labrecque

Director of Procurement

Partner