

AMENDMENT ONE TO AGREEMENT FOR FACILITY DESIGN SERVICES  
FOR  
BEHAVIORAL HEALTH CLEARLAKE FACILITY EXPANSION  
IN LAKE COUNTY, CALIFORNIA

This Amendment One to the Agreement for Facility Design Services for Behavioral Health Clearlake Facility Expansion Project is made this \_\_\_\_\_ day of \_\_\_\_\_ 2023, by and between the County of Lake, hereinafter referred to as "COUNTY", and COAR Design Group, hereinafter referred to as "CONSULTANT".

WITNESSETH

WHEREAS, COUNTY and CONSULTANT have entered into an Agreement dated October 18, 2022, to provide professional design services for the expansion of the current Behavioral Health facility located at 7000-B South Center Drive, Clearlake, CA; and

WHEREAS, COUNTY has identified the need to further include in the scope of the Agreement design of modifications to the existing building to accommodate program needs of the Behavioral Health Department; and

WHEREAS, CONSULTANT is duly licensed, qualified and experienced to perform said services, and prepared a scope of work to meet the requests of COUNTY; and

WHEREAS, Article XV, MODIFICATION, of said Agreement allows that matters concerning scope of services which affect the agreed price may only be modified by written amendment thereto, executed by both parties; and

WHEREAS, COUNTY AND CONSULTANT now desire to amend said Agreement to include the additional scope of work.

NOW, THEREFORE, the parties hereto agree as follows:

1. Exhibit "C" is hereby added to the Agreement.
2. SECTION I.A, SCOPE OF SERVICES, is hereby modified to read as follows:  
"A. CONSULTANT shall perform the services described in Exhibit "A" and Exhibit "C", attached hereto and incorporated herein by this reference

hereinafter called Scope of Work. CONSULTANT shall not proceed with any numbered task, as enumerated in Exhibit "A", without prior written consent from COUNTY. In the event of a conflict between this Agreement and Exhibit "A", the provisions of this Agreement shall control."

3. SECTION VI.C, COMPENSATION, is hereby modified to read as follows:

"The method of payment for this contract will be based on Fixed Fees as set forth in Exhibit "A" and Exhibit "C", which include cost of labor and expenses to perform the professional services provided by this agreement and as presented in Exhibit "A" and Exhibit "C", attached hereto and incorporated herein. For all services CONSULTANT shall be paid in accordance with the budget set forth, however total payments shall not exceed \$474,000 without prior written authorization by COUNTY and formal Amendment to this Agreement."

4. SECTION VII, TERM is hereby modified to read as follows:

"This Agreement shall commence on the date hereinabove entered into and shall terminate on December 31, 2026, unless earlier terminated as hereinafter provided. This term may be extended an appropriate period of time in case of unavoidable delays and for consideration of corresponding warranted adjustments in payment by modification of this agreement as hereafter provided."

Except as specifically modified herein, all other terms and conditions of the AGREEMENT dated October 18, 2022 shall remain in full force and effect.

COUNTY and CONSULTANT have executed this Amendment One to Agreement on the day and year first written above.

COUNTY OF LAKE:

\_\_\_\_\_  
Chair, Board of Supervisors

ATTEST: SUSAN PARKER  
Clerk of the Board  
of Supervisors

By: \_\_\_\_\_

COAR DESIGN GROUP:



\_\_\_\_\_  
Jeff Katz, COAR Design Group

APPROVED AS TO FORM:  
LLOYD GUINTIVANO  
County Counsel

By:  \_\_\_\_\_



DESIGN GROUP  
PREVIOUSLY JKA

August 21, 2023

Lars Ewing, PE  
Lake County Public Services Director  
**Lake County**  
255 North Forbes St  
Lakeport, CA 95453

RE: Lake County Behavioral Health Expansion Add Services Proposal

Dear Lars:

As requested, the scope of services has now expanded significantly to include additional modifications within the existing building to accommodate the program needs of the facility. Our prior proposal included finishes improvements and exterior window replacement, but no other interior changes. We are now modifying systems for mechanical and electrical, as well as making other architectural modifications to the layout of the existing spaces. Additionally further civil engineering topo and design services are required to address accessibility issues not previously included. We are basing this proposal on the schematic design package recently completed that identified the full scope of the areas of improvements. The proposed additional scope includes:

1. Assumes +/- 3,600 sf full renovation area (all new finishes, structural upgrades as needed, power, lighting, fire alarm, telecom and mechanical).
2. Assumes +/- 5,200 sf new construction (all new design vs the original 2014 original project).
3. Civil scope of work includes accessibility upgrades within the parking area and between the public roadway and the new building as well as a review of the stormwater NPDES requirements. Topo survey work for the expanded areas of sitework is included.
4. Includes new FA system for the entire building (as requested by County).
5. Includes misc exterior lighting upgrades.
6. Includes conduits with pull strings for camera and other security work. Wiring and equipment by others.
7. Excludes PV for now, but we can add that, if PV design is requested.
8. Excludes service upgrade and/or new generator work. We will adjust the existing distribution system as needed.

All other services will be per our original proposal and approved scope of work.

I have included the significant additional schematic design effort in these fees as well to capture the additional work done to date. We propose to provide the stated additional services for a fixed fee as noted below. Invoices will be submitted monthly for the work completed during the month, on any particular phase in accordance with County Guidelines.

The proposed breakdown for the Additional Services charges will be as follows.

Design Development	\$ 50,000.00
Construction Documents (inc topo)	\$ 83,000.00
Bid Support and Construction	
Administration Services	\$ 45,000.00
<u>Reimbursable Expenses</u>	<u>\$ 2,000.00</u>
<b>TOTAL BASE SCOPE</b>	<b>\$180,000.00</b>

I apologize for the delay in getting this proposal to you. Im hopeful we can get this approved quickly and try and get the project back on schedule now that we have a design approved. If you have any questions regarding this scope of work please do not hesitate to contact me at (619) 504-0984.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jeff Katz', with a long horizontal line extending to the right.

Jeff Katz, AIA  
Principal  
ct.

COAR DESIGN GROUP MANPOWER BREAK DOWN													
	Principal In-Charge Architect	Design Const Manager	Job Captain	Drafter		TOTAL HOURS	COAR TOTAL LABOR FEE	ZFA Structural Engineers - Engineering	O'Mahony & Myer - Electrical Engineering	Lefter Engineering - Mechanical Engineering	BKF Engineers - Civil Engineering	TOTAL REIMB EXPENSES	TOTAL FEE
				\$280.00	\$220.00								

ZFA STRUCTURAL ENGINEERS MANPOWER BREAK DOWN										TOTAL FEE	
Task Description	Principal In-charge	Engineer	Designer	Senior BIM Tech		TOTAL HOURS	TOTAL LABOR FEE	REIMBURSABLE EXPENSES			
	billing rate	\$220.00	\$198.00	\$120.00	\$130.00						
1	Design Development	4	4	8	16	32	\$ 4,460		\$	4,460	
2	Construction Documents	4	14	18	32	68	\$ 9,090		\$	9,090	
3	Construction Administration	4	8	8	0	20	\$ 2,920		\$	2,920	
TOTAL		12	28	34	48	120	16470	0		16470	

O'MAHONY & MYER CONSULTING MANPOWER BREAK DOWN												
	Task Description	Principal In-charge	Project Engineer		Drafter		Admin		TOTAL HOURS	TOTAL LABOR FEE	REIMBURSABLE EXPENSES	TOTAL FEE
			\$106.00	\$110.00	\$108.00	\$108.00						
		billing rate	\$238.00	\$106.00	\$110.00	\$108.00						
Task Description												
1	Design Development	4	16	34	20	74	\$ 9,420					\$ 9,420
2	Construction Documents	8	40	80	20	148	\$ 19,380					\$ 19,380
3	Construction Administration	8	20	50		78	\$ 10,680					\$ 10,680
TOTAL		20	76	164	40	300	39480	0				39480

CAPITAL ENGINEERING MANPOWER BREAK DOWN															
		Principal In-charge	Project Manager	Engineer	CAD	TOTAL HOURS	TOTAL LABOR FEE	REIMBURSABLE EXPENSES	TOTAL FEE						
Task Description															
1	Design Development	2	6	12	24	44	\$ 6,530		\$ 6,530						
2	Construction Documents	2	6	10	16	34	\$ 5,210		\$ 5,210						
3	Construction Administration	4	4	24	0	32	\$ 5,500		\$ 5,500						
TOTAL		8	16	46	40	110	17240	0						17240	



BKF ENGINEERS MANPOWER BREAK DOWN													TOTAL FEE
	Task Description	billing rate	Senior Associate Principal								TOTAL HOURS	TOTAL LABOR FEE	REIMBURSABLE EXPENSES
			Project Manager	Senior Project Engineer	Project Engineer	Associate Principal	Senior Project Surveyor	Project Surveyor	Field Crew				
1	Design Development / Topo Survey		4	4	8	15		10	12	24	77	\$ 19,250	\$ 19,250
2	Construction Documents		4	20	52	100					178	\$ 35,636	\$ 35,636
3	Construction Administration		2	8	14	36					60	\$ 12,176	\$ 12,176
TOTAL			10	32	74	151			12	24	313	67062	0



AGREEMENT FOR FACILITY DESIGN SERVICES  
FOR  
BEHAVIORAL HEALTH CLEARLAKE FACILITY EXPANSION  
IN LAKE COUNTY, CALIFORNIA

This Agreement is made and entered into this 18th day of October, 2022, by and between the County of Lake, hereinafter referred to as 'COUNTY', and COAR Design Group, hereinafter referred to as "CONSULTANT".

WHEREAS, COUNTY has identified the need to design and construct an expansion to the current facility located at 7000-B South Center Drive, Clearlake, CA, to provide additional space to meet current and projected needs of the community; and

WHEREAS, CONSULTANT warrants that it is specially trained, experienced, and competent to perform such services;

NOW, THEREFORE, it is mutually agreed by the parties as follows:

**I.**  
**SCOPE OF SERVICES**

- A. CONSULTANT shall perform the services described in Exhibit "A" (excepting Task 5, Bid Support and Construction Support Services), attached hereto and incorporated herein by this reference hereinafter called Scope of Work. CONSULTANT shall not proceed with any numbered task, as enumerated in Exhibit "A", without prior written consent from COUNTY. In the event of a conflict between this Agreement and Exhibit "A", the provisions of this Agreement shall control.
- B. Time of Beginning and Completion of Services: Work on the PROJECT shall begin no later than five (5) calendar days after CONSULTANT's receipt of a COUNTY issued Notice to Proceed. CONSULTANT shall perform services within the times or by the dates provided in Exhibit "A", which by reference is made a part hereof, except that, if applicable, the schedule may be adjusted to reflect any delay in issuance of the Notice to Proceed, or other delay factors not subject to CONSULTANT control.

**II.**  
**COUNTY'S RESPONSIBILITIES**

The COUNTY's responsibilities will include the payment for the CONSULTANT's services and the time period within which payment must be made. Additionally, the COUNTY may agree to provide certain information, documents, work space, and/or materials.

- A. COUNTY Furnished Data: COUNTY will provide to CONSULTANT all data in COUNTY's possession relating to CONSULTANT's services on the PROJECT.
- B. Access to Facilities and Property: COUNTY will make its facilities accessible to CONSULTANT as required for CONSULTANT's performance of its services. COUNTY will be responsible for all acts of COUNTY's personnel.
- C. Advertisements, Permits, and Access: Unless otherwise agreed to in the Scope of Services, COUNTY will obtain, arrange and pay for all advertisements for bids; permits and licenses required by local, state, or federal authorities; and land, easements, rights-of-way, and access necessary for CONSULTANT's services.

- D. Timely Review: COUNTY will examine CONSULTANT's studies, reports, sketches, drawings, specifications, proposals, and other documents; obtain advice of an attorney, insurance counselor, accountant, auditor, bond and financial advisors, and other consultants as COUNTY deems appropriate; and render in writing decisions required by COUNTY in a timely manner.
- E. Prompt Notice: COUNTY will give prompt written notice to CONSULTANT whenever COUNTY observes or becomes aware of any development that affects the scope or timing of CONSULTANT's services, or of any defect in the work of CONSULTANT.
- F. Environmental Clearances: COUNTY will be responsible for all environmental clearances.

### III.

#### CONSULTANT'S REPORT AND/OR MEETINGS

- A. The CONSULTANT shall submit progress reports at least once a month. The report should be sufficiently detailed for the COUNTY's Project Manager to determine if the CONSULTANT is performing to expectations or is on schedule, to provide communication of interim findings and to afford occasions for airing difficulties or special problems encountered so remedies can be developed.
- B. The CONSULTANT's Project Manager shall meet with the COUNTY's Project Manager as needed to discuss progress on the project(s).

### IV.

#### SUBCONTRACTORS

- A. Nothing contained in this Agreement or otherwise, shall create any contractual relation between the Agency and any subcontractors, and no subcontract shall relieve the Contractor of his/her responsibilities and obligations hereunder. The Contractor agrees to be as fully responsible to the Agency for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Contractor. The Contractor's obligation to pay its subcontractors is an independent obligation from the Agency's obligation to make payments to the Contractor. The CONSULTANT shall submit progress reports at least once a month. The report should be sufficiently detailed for the COUNTY's Project Manager to determine if the CONSULTANT is performing to expectations or is on schedule, to provide communication of interim findings and to afford occasions for airing difficulties or special problems encountered so remedies can be developed.
- B. Any substitution of subcontractors must be approved in writing by the Agency's Contract Manager in advance of assigning work to a substitute subcontractor.
- C. Any subcontract entered into as a result of this Agreement shall contain all of the provisions of this section.

### V.

#### PREVAILING WAGE

- A. The CONSULTANT shall comply with the State of California's General Prevailing Wage Rate requirements in accordance with California Labor Code, Sections 1770, and all federal, state, and local laws and ordinances applicable to the work.

### VI.

#### COMPENSATION AND TERMS OF PAYMENT

Payment to CONSULTANT will be made as follows:

- A. **Invoices and Time of Payment:** Monthly invoices will be issued by CONSULTANT for all services performed under this AGREEMENT. Invoices shall reference the project title and include a detailed breakdown of work items and unit costs by task with a summary of all work completed to date and the cost of work remaining. Invoices are due and payable upon receipt.

Invoices shall be mailed to the Contract Manager, Lars Ewing, at the following address:

County of Lake  
Public Services Department  
333 Second Street  
Lakeport, California 95453

Upon satisfactory completion of services enumerated in ARTICLE I herein, the final payment of any balance will be due upon receipt of the final invoice. The final invoice should be submitted within 60-calendar days after completion of the CONSULTANT's work.

- B. **Interest:** Interest at the rate of 1-1/2% per month, or that permitted by law if lesser, will be charged on all past-due amounts starting thirty (30) days after receipt of invoice and required documentation. Payments will first be credited to interest and then to principal.

In the event of a disputed or contested billing, only that portion so contested will be withheld from payment, and the undisputed portion will be paid. COUNTY will exercise reasonableness in contesting any bill or portion thereof. No interest will accrue on any contested portion of the billing until mutually resolved.

If COUNTY fails to make payment in full to CONSULTANT for services within sixty (60) days of the date due for any uncontested billing, CONSULTANT may, after giving seven (7) days written notice to COUNTY, suspend services under this AGREEMENT until paid in full, including interest. In the event of suspension of services, CONSULTANT will have no liability to COUNTY for delays or damages caused COUNTY because of such suspension of services.

- C. **Compensation:** The method of payment for this contract will be based on Fixed Fees as set forth in Exhibit "A" which include cost of labor and expenses to perform the professional services provided by this agreement and as presented in Exhibit "A", attached hereto and incorporated herein. For all services CONSULTANT shall be paid in accordance with the budget set forth, however total payments shall not exceed \$294,000 without prior written authorization by COUNTY and formal Amendment to this Agreement.
- D. When Change Orders during construction are required as a result of conflicts, inconsistencies or omissions in the contract documents ("conflicts"), the CONSULTANT shall not be entitled to compensation from the COUNTY for additional services to the extent that the conflicts are the result of failures by the CONSULTANT or CONSULTANT's subconsultants to follow generally accepted professional standards and practices.

## **VII. TERM**

This Agreement shall commence on the date hereinabove entered into and shall terminate on December 31, 2024, unless earlier terminated as hereinafter provided. This term may be extended an appropriate period of time in case of unavoidable delays and for consideration of corresponding warranted adjustments in payment by modification of this agreement as hereafter provided.

## **VIII. DUE PERFORMANCE - DEFAULT**

Each party to this Agreement undertakes the obligation that the other's expectation of receiving the performance due under the terms of this Agreement will not be impaired. Upon the occurrence of any default of the provisions of this Agreement, a party shall give written notice of said default to the party in default. If the party in default does not cure the default within ten (10) days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time to cure may be extended at the discretion of the party giving notice. Any extension of time to cure shall be in writing executed by both parties and must specify the reason(s) for the extension and the date the extension of time to cure expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

## **IX.** **TERMINATION**

This Agreement may be terminated as follows:

- A. By mutual written consent of the parties; or
- B. By COUNTY upon thirty (30) days written notice to CONSULTANT.

Upon termination prior to the full and satisfactory completion of CONSULTANT's performance under this Agreement, COUNTY shall not be liable to pay CONSULTANT the total compensation set forth in Article VI of this Agreement, but CONSULTANT shall be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of the CONSULTANT covered by this Agreement. Upon termination of this contract, ownership and title to all reports, documents, plans, specifications, and estimates produced as part of this contract will automatically be vested in the COUNTY, and no further agreement will be necessary to transfer ownership to the COUNTY.

## **X.** **INSURANCE**

CONSULTANT shall not commence work under this Agreement until he has obtained all the insurance required herein, certificates of insurance have been submitted to COUNTY, and said insurance has been approved by COUNTY. The certificates of insurance shall contain a provision that coverage afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to COUNTY, ten (10) days notice if cancellation is due to nonpayment of premium.

CONSULTANT shall not allow any subcontractor to commence work on his subcontract until the insurance required of the subcontractor has been obtained.

Any failure of CONSULTANT to maintain the insurance required by this provision, or to comply with any of the requirements of this provision, shall constitute a material breach of the entire Agreement. COUNTY shall not be responsible for any premiums or assessments on the policy.

Certificates evidencing the issuance of the following insurance shall be filed with COUNTY within ten (10) days after the date of execution of this Agreement by CONSULTANT and prior to commencement of work hereunder.

- A. **Compensation Insurance.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, Workers' Compensation Insurance and Employer's Liability Insurance as required by the State of California, for all employees to be engaged in work. In any

case of such work sublet, CONSULTANT shall require subcontractor similarly to provide Employer's Liability Insurance and Workers' Compensation Insurance for all of the latter's employees to be engaged in such work, unless such employees are covered by the protection afforded by CONSULTANT's Workers' Compensation Insurance and Employer's Liability Insurance. Employer's Liability Insurance shall be in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence.

- D. **Commercial General Liability.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, upon himself and his employees at all times during the course of this Agreement, Commercial General Liability Insurance (Occurrence Form CG 0001) for bodily injury, personal injury, and broad form property damage, in an amount of not less than One Million dollars (\$1,000,000.00) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverages: Personal and advertising injury, Premises-operations, Products and completed operations, Blanket contractual, and Independent CONSULTANT's liability. If such policy includes an aggregate limit, such aggregate limit shall be at least double the per occurrence limit required herein.
- E. **Automobile Liability Insurance.** CONSULTANT shall procure and maintain, at CONSULTANT's own expense during the term hereof, Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased, and non-owned vehicles used in connection with CONSULTANT's business in an amount not less than One Million Dollars (\$1,000,000.00) combined single limit coverage per occurrence.
- D. **Subcontractors.** CONSULTANT shall include all subcontractors as insured under the aforesaid policies or shall furnish separate certificates and endorsements to the COUNTY for each subcontractor which shall be subject to review and approval by COUNTY. All insurance coverages for subcontractors shall be subject to each of the requirements hereinabove and contain the additional insured endorsements required of CONSULTANT described with particularity hereinbelow.
- E. **Additional Insured Endorsement.** The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:  
The COUNTY, its officers, officials, employees, and designated agents are to be covered as additional insureds and shall be added in the form of an endorsement to CONSULTANT's insurance on Form CG 20 10 11 85. CONSULTANT shall not commence work under this Agreement until he has had delivered to COUNTY the Additional Insured Endorsements required herein. This provision is not intended to extend to construction contractors contracted by the COUNTY to perform the work of improvement.

Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

- F. **Other Insurance Provisions.** For any claims related to the work performed under this Agreement by CONSULTANT, the CONSULTANT's insurance coverage shall be primary insurance as to the COUNTY, its officers, officials, employees, designated agents and appointed volunteers. Any insurance or self-insurance maintained by COUNTY, its officers, officials, employees, designated agents or appointed volunteers shall be in excess of the CONSULTANT's insurance and shall not contribute with it.

Any deductibles or self-insured retentions must be declared to and approved by COUNTY. At the option of COUNTY, either CONSULTANT shall reduce or eliminate such deductibles or self-insurance retentions as they apply to COUNTY or CONSULTANT shall provide a financial guarantee satisfactory to COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense and defense-related expenses.

Insurance coverage required of CONSULTANT under this Agreement shall be placed with insurers

with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the CONSULTANT for liability in excess of such coverage, nor shall it preclude COUNTY from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of COUNTY to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

If any insurance coverage required by this Agreement is provided on a "Claims Made", rather than "occurrence" form, CONSULTANT agrees to maintain required coverage for a period of three (3) years after the expiration of this Agreement (hereinafter, "Post Agreement Coverage") and any extensions thereof. CONSULTANT may maintain the required Post Agreement Coverage by renewal or purchase of prior acts or tail coverage. This subprovision is contingent upon Post Agreement Coverage being both available and reasonably affordable in relation to the coverage provided during the term of this Agreement. For purposes of interpreting this requirement, a cost not exceeding 100% of the last annual policy premium during the term of this Agreement in order to purchase prior acts or tail coverage for Post Agreement Coverage shall be deemed to be reasonable.

COUNTY shall include a provision in its contract with the general contractor hired to perform the work of improvement a provision requiring that the general contractor and all of its subcontractors maintain general liability insurance of not less than \$1,000,000 and that such insurance include the COUNTY, its officers, officials, employees, designated agents, appointed volunteers and Ruzicka Associates, as additional insureds.

#### **XI.**

#### **INDEMNIFICATION - HOLD HARMLESS**

Each Party shall indemnify and hold the other harmless against all actions, claims, demands, and liabilities and against all losses, damage, cost, expenses, and attorney's fees, that arise out of, pertain to, or relate to its own negligent acts and/or omissions, recklessness, or willful misconduct which caused said claim, demand, liability, loss, damage, cost expense, and/or attorney's fees. This provision shall not extend to any claim, demand, liability, loss, damage, cost, expenses, and/or attorney's fees covered by the insurance of either party. CONSULTANT's liability hereunder shall be limited by the COUNTY to the amount of the available coverage under CONSULTANT's insurance coverage as described in Section X. herein.

CONSULTANT's obligations under this Section shall survive the termination of the Agreement.

#### **XII.**

#### **CONSULTANT'S WARRANTIES**

CONSULTANT hereby makes the following representations and warranties:

- A. **Standard of Care.** CONSULTANT represents that it is specially trained, licensed, experienced, and competent to perform all the services, responsibilities, and duties specified herein and that such services, responsibilities, and duties shall be performed, whether by CONSULTANT or designated subcontractors, in a manner according to generally accepted practices of the engineering profession.

If COUNTY determines that any of CONSULTANT's work is not in accordance with such level of competency and standard of care, COUNTY, in its sole discretion, shall have the right to do any or all of the following: (a) require CONSULTANT to meet with COUNTY to review the quality of the work and resolve matters of concern; (b) require CONSULTANT to correct the work at no additional charge to generally accepted standards and practices of the engineering profession; (c) terminate this Agreement pursuant to the provisions of Article IX; or (d) pursue any and all other remedies at law or in equity.

Assigned Personnel:



1. CONSULTANT shall assign only competent personnel to perform work hereunder. In the event that at any time COUNTY, in its sole discretion, desires the removal of any person or persons assigned by CONSULTANT to perform work hereunder, CONSULTANT shall remove such person or persons immediately upon receiving written notice from COUNTY.
  2. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by COUNTY to be key personnel whose services were a material inducement to COUNTY to enter into this Agreement. CONSULTANT shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of COUNTY.
  3. In the event that any of CONSULTANT's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of CONSULTANT's control, CONSULTANT shall be responsible for timely provision of adequately qualified replacements.
- B. Non-Discrimination in Employment.** In the performance of the work authorized under this Agreement, CONSULTANT shall not unlawfully discriminate against any qualified worker because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or age.
- CONSULTANT shall, in all solicitations or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, color, creed religion, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or age.
- C. Adherence to Applicable Disability Law.** CONSULTANT shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.
- D. HIPAA Compliance.** CONSULTANT will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.
- E. Safety Responsibilities.** CONSULTANT will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. CONSULTANT agrees that in the performance of work under this Agreement, CONSULTANT will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.
- F. Interest of CONSULTANT.** CONSULTANT hereby covenants that he has, at the time of the execution of this Agreement, no interest, direct or indirect, and that he shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONSULTANT further covenants that in the performance of this work, no person having such interest shall be employed.
- G. Covenant Against Contingent Fees.** The CONSULTANT warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the CONSULTANT, to solicit or secure this Agreement, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or formation of this Agreement. For breach or violation of this warranty, the COUNTY shall have the right to annul this Agreement without liability, or at its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

- H. **Laws to be observed.** CONSULTANT will comply with all laws, regulations, orders, and decrees applicable to the PROJECT. Indemnify and defend the COUNTY against any claim or liability arising from the violation of a law, regulation, order, or decree by CONSULTANT or your employees. Immediately report to the Contract Manager a discrepancy or inconsistency between the Contract and a law, regulation, order, or decree.

If the COUNTY incurs any fines or penalties because of CONSULTANT's failure to comply with a law, regulation, order, or decree, the COUNTY will deduct the amount of the fine or penalty.

Immediately notify the Contract Manager, if a regulatory agency requests access to the job site or to records. Submit a list of documents provided to the agency and issued enforcement actions.

### **XIII.** **ASSIGNMENT**

CONSULTANT shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of COUNTY, except that claims for money due or to become due the CONSULTANT from COUNTY under this Agreement may be assigned by the CONSULTANT to a bank, a trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to the COUNTY. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

### **XIV.** **INDEPENDENT CONSULTANT**

It is specifically understood and agreed that, in the making and performance of this Agreement, CONSULTANT is an independent CONSULTANT and is not an employee, agent or servant of COUNTY. CONSULTANT is not entitled to any employee benefits. COUNTY agrees that CONSULTANT shall have the right to control the manner and means of accomplishing the result contracted for herein.

CONSULTANT is solely responsible for the payment of all federal, state, and local taxes, charges, fees, or contributions required with respect to CONSULTANT and CONSULTANT's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security, and payroll tax withholding).

### **XV.** **MODIFICATION**

- A. This Agreement may only be modified by a written amendment thereto, executed by both parties. However, matters concerning scope of services which do not affect the agreed price may be modified by mutual written consent of CONSULTANT and COUNTY executed by Director of Public Services.
- B. CONSULTANT shall only commence work covered by an amendment after the amendment is executed and notification to proceed has been provided by the COUNTY's Project Manager.
- C. There shall be no change in the CONSULTANT's Project Manager or members of the project team, as listed in the Cost Proposal which is a part of this contract, without prior written approval by the COUNTY's Project Manager.

### **XVI.** **ATTORNEYS FEES AND COSTS**

If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.

**XVII.**  
**OWNERSHIP OF DATA**

- A. Upon completion of all work under this contract, ownership and title to all reports, documents, plans, specifications, and estimates produced as part of this contract will automatically be vested in the COUNTY, and no further agreement will be necessary to transfer ownership to the COUNTY. The CONSULTANT shall furnish the COUNTY all necessary copies of data needed to complete the review and approval process.
- B. It is understood and agreed that all calculations, drawings and specifications, whether in hard copy or machine-readable form, are intended for one-time use in the construction of the project for which this contract has been entered into.
- C. The CONSULTANT is not liable for claims, liabilities, or losses arising out of, or connected with the modification, or misuse by the COUNTY of the machine-readable information and data provided by the CONSULTANT under this agreement; further, the CONSULTANT is not liable for claims, liabilities, or losses arising out of, or connected with, any use by the COUNTY of the project documentation on other projects, for additions to this project, or for the completion of this project by others, except only such use as may be authorized in writing by the CONSULTANT.
- D. Applicable patent rights provisions described in 41 CFR 1-91, regarding rights to inventions shall be included in the Agreements as appropriate.
- E. CONSULTANT may copyright reports or other agreement products. FHWA shall have the royalty-free nonexclusive and irrevocable right to reproduce, publish, or otherwise use; and to authorize others to use, the work for government purposes.

**XVIII.**  
**RETENTION OF RECORDS / AUDIT**

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et. Seq., when applicable, and other matters connected with the performance of the contract pursuant to Government Code 10532, the CONSULTANT, subcontractors and the COUNTY shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three (3) years from the date of final payment under the contract. COUNTY or any duly authorized representative shall have access to any books, records, and documents of the CONSULTANT that are pertinent to the contract for audits, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested.

**XIX.**  
**JURISDICTION AND VENUE**

This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. CONSULTANT waives any right of removal it might have under California Code of Civil Procedure Section 394.

**XX.**  
**NO THIRD-PARTY BENEFICIARIES**

Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.

**XXI.**  
**SEVERABILITY**

If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

**XXII.**  
**NON-APPROPRIATION**

In the event COUNTY is unable to obtain funding at the end of each fiscal year for professional engineering services required during the next fiscal year, COUNTY shall have the right to terminate this Agreement, without incurring any damages or penalties, and shall not be obligated to continue performance under this Agreement. To the extent any remedy in this Agreement may conflict with Article XVI of the California Constitution or any other debt limitation provision of California law applicable to COUNTY, CONSULTANT hereby expressly and irrevocably waives its right to such remedy.

**XXIII.**  
**CLAIMS FILED BY COUNTY'S CONSTRUCTION CONTRACTOR**

- A. If claims are filed by the COUNTY's construction contractor relating to work performed by CONSULTANT's personnel and additional information or assistance from the CONSULTANT's personnel is required in order to evaluate or defend against such claims, CONSULTANT agrees to make its personnel available for consultation with the COUNTY's construction contract administration and legal staff and for testimony, if necessary, at depositions and at trial or arbitration proceedings.
- B. CONSULTANT's personnel that the COUNTY considers essential to assist in defending against construction contractor claims will be made available on reasonable notice from the COUNTY. Consultation or testimony will be reimbursed at the same rates, including travel costs, which are being paid for the CONSULTANT's personnel services under this Agreement.
- C. Services of the CONSULTANT's personnel in connection with the COUNTY's construction contractor claims will be performed pursuant to a written supplement, if necessary, extending the termination date of this Agreement in order to finally resolve the claims.

**XXIV.**  
**CONFIDENTIALITY OF DATA**

- A. All financial, statistical, personal, technical, or other data and information relative to the COUNTY's operations, which is designated confidential by the COUNTY and made available to the CONSULTANT in order to carry out this contract, shall be protected by the CONSULTANT from unauthorized use and disclosure.
- B. Permission to disclose information on one occasion or public hearing held by the COUNTY relating to the contract, shall not authorize the CONSULTANT to further disclose such information or disseminate the same on any other occasion.
- C. The CONSULTANT shall not comment publicly to the press or any other media regarding the contract or the COUNTY's actions on the same, except to the COUNTY's staff, CONSULTANT's own personnel involved in the performance of this contract, at public hearings, or in response to questions from a Legislative committee.
- D. The CONSULTANT shall not issue any news release or public relations item of any nature whatsoever regarding work performed or to be performed under this contract without prior review of the contents thereof by the COUNTY and receipt of the COUNTY's written permission.

**XXV.**

## **NATIONAL LABOR RELATIONS BOARD CERTIFICATION**

In accordance with Public Contract Code, Section 10296, the CONSULTANT hereby states under penalty of perjury that no more than one final unappealable finding of contempt of court by a Federal court has been issued against the CONSULTANT within the immediately preceding two-year period because of the CONSULTANT's failure to comply with an order of a Federal court that orders the CONSULTANT to comply with an order of the National Labor Relations Board.

### **XXVI. NON-DISCRIMINATION**

- A. During the performance of this Agreement, CONSULTANT and its subcontractors shall not unlawfully discriminate, harass or allow harassment, against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, nation origin, physical disability (including HIV and AIDS), mental disability, mental condition (cancer), age (over 40), marital status, and denial of family care leave. CONSULTANTS and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination and harassment. CONSULTANTS and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900.0 et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this contract by reference and made a party hereof as if set forth in full. CONSULTANT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.
- B. The CONSULTANT shall include the non-discrimination and compliance provisions of this clause in all subcontracts to perform work under this contract.

### **XXVII. DISPUTES**

- A. Any dispute, other than audit, concerning a question of fact arising under this contract that is not disposed of by agreement shall be decided by a committee consisting of the COUNTY's Contract Manager and Department Head, who may consider written or verbal information submitted by the CONSULTANT.
- B. Not later than 30 days after completion of all deliverables necessary to complete the plans, specifications and estimate, the CONSULTANT may request review by the COUNTY BOARD OF SUPERVISORS of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.
- C. Neither the pendency of a dispute, nor its consideration by the committee will excuse the CONSULTANT from full and timely performance in accordance with the terms of this contract.

### **XXVIII. SAFETY**

- A. The CONSULTANT shall comply with OSHA regulations applicable to CONSULTANT regarding necessary safety equipment or procedures. The CONSULTANT shall comply with safety instructions issued by the COUNTY Safety Officer and other COUNTY representatives. CONSULTANT personnel shall wear hard hats and safety vests at all times while working on the construction project site.

- B. Pursuant to the authority contained in Section 591 of the Vehicle Code, the COUNTY has determined that such areas are within the limits of the project and are open to public traffic. The CONSULTANT shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. The CONSULTANT shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.
- C. CONSULTANT must have a Division of Occupational Safety and Health (CAL-OSHA) permit(s), as outlined in California Labor Code Sections 6500 and 6705, prior to the initiation of any practices, work, method, operation, or process related to the construction or excavation of trenches which are five feet or deeper.

**XXIX.**

**STATEMENT OF COMPLIANCE**

The CONSULTANT's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State of California that the CONSULTANT has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.

**XXX.**

**CONFLICT OF INTEREST**

- A. The CONSULTANT shall disclose any financial, business, or other relationship with COUNTY that may have an impact upon the outcome of this contract, or any ensuing COUNTY construction project. The CONSULTANT shall also list current clients who may have a financial interest in the outcome of this contract, or any ensuing COUNTY construction project, which will follow.
- B. The CONSULTANT hereby certifies that it does not now have, nor shall it acquire any financial or business interest that would conflict with the performance of services under this agreement.
- C. Any subcontract in excess of \$25,000 entered into as a result of this contract, shall contain all of the provisions of this Article.
- D. The CONSULTANT hereby certifies that neither CONSULTANT, nor any firm affiliated with the CONSULTANT will bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract. An affiliated firm is one, which is subject to the control of the same persons through joint-ownership, or otherwise.
- E. Except for subcontractors whose services are limited to providing surveying or materials testing information, no subcontractor who has provided design services in connection with this contract shall be eligible to bid on any construction contract, or on any contract to provide construction inspection for any construction project resulting from this contract.

**XXXI.**

**REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION**

The CONSULTANT warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any COUNTY employee. For breach or violation of this warranty, COUNTY shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

**XXXII.**  
**PROHIBITION OF EXPENDING COUNTY STATE OR FEDERAL FUNDS FOR LOBBYING**

- A. The CONSULTANT certifies to the best of his or her knowledge and belief that:
1. No state, federal or local agency appropriated funds have been paid, or will be paid by-or-on behalf of the CONSULTANT to any person for influencing or attempting to influence an officer or employee of any state or federal agency; a Member of the State Legislature or United States Congress; an officer or employee of the Legislature or Congress; or any employee of a Member of the Legislature or Congress, in connection with the awarding of any state or federal contract; the making of any state or federal grant; the making of any state or federal loan; the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any state or federal contract, grant, loan, or cooperative agreement.
  2. If any funds other than federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency; a Member of Congress; an officer or employee of Congress, or an employee of a Member of Congress; in connection with this federal contract, grant, loan, or cooperative agreement; the CONSULTANT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- C. The CONSULTANT also agrees by signing this document that he or she shall require that the language of this certification be included in all lower-tier subcontracts, which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly.

**XXXIII.**  
**CONTINGENT FEE**

The CONSULTANT warrants, by execution of this contract that no person or selling agency has been employed, or retained, to solicit or secure this contract upon an agreement or understanding, for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees, or bona fide established commercial or selling agencies maintained by the CONSULTANT for the purpose of securing business. For breach or violation of this warranty, the COUNTY has the right to annul this contract without liability; pay only for the value of the work actually performed, or in its discretion to deduct from the contract price or consideration, or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

**XXXIV.**  
**AUDIT REVIEW PROCEDURES**

- A. Any dispute concerning a question of fact arising under an interim or post audit of this contract that is not disposed of by agreement, shall be reviewed by the COUNTY's CHIEF FINANCIAL OFFICER.
- B. Not later than 30 days after issuance of the final audit report, the CONSULTANT may request a review by the COUNTY's CHIEF FINANCIAL OFFICER of unresolved audit issues. The request for review will be submitted in writing.
- C. Neither the pendency of a dispute nor its consideration by the COUNTY will excuse the CONSULTANT from full and timely performance, in accordance with the terms of this contract.

**XXXV.  
EVALUATION OF CONSULTANT**

The CONSULTANT's performance will be evaluated by the COUNTY. A copy of the evaluation may be prepared and sent to the CONSULTANT for comments. The evaluation together with the comments shall be retained as part of the contract record.

**XXXVI.  
CONSULTANT'S ENDORSEMENT ON PS&E/OTHER DATA**

The CONSULTANT shall sign all plans, specifications, estimates (PS&E) and data furnished by him/her, as appropriate, and indicate his/her California registration number.

**XXXVII.  
NOTICES**

All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited with the United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses, unless such addresses are changed by notice, in writing, to the other party.

County of Lake  
333 Second Street  
Lakeport, California 95453  
Attn: Lars Ewing, Public Services Director

COAR Design Group  
200 E. Street  
Santa Rosa, CA 95404  
Attn: Jeff Katz


**XXXIII.  
ADDITIONAL PROVISIONS**

This Agreement will be governed by the laws of the State of California. It constitutes the entire Agreement between the parties regarding its subject matter. This Agreement supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties related to the subject matter of this Agreement.

COUNTY and CONSULTANT have executed this Agreement on the day and year first written above.

COUNTY OF LAKE:

CONSULTANT:

  
\_\_\_\_\_  
Edilia Crandall (Oct 19, 2022 14:26 PDT)  
Chair, Board of Supervisors

  
\_\_\_\_\_  
Jeff Katz, COAR Design Group

ATTEST: SUSAN PARKER  
Clerk of the Board  
of Supervisors



APPROVED AS TO FORM:  
ANITA L. GRANT  
County Counsel

By:   
\_\_\_\_\_  
Johanna Delong (Oct 19, 2022 11:40 PDT)

By:   
\_\_\_\_\_





DESIGN GROUP  
PREVIOUSLY JKA

September 15, 2022

Lars Ewing, PE  
Lake County Public Services Director  
**Lake County**  
255 North Forbes St  
Lakeport, CA 95453

RE: Lake County Behavioral Health Expansion Proposal

Dear Lars:

We are pleased to provide this revised proposal for the design and construction of the Behavioral Health Expansion project. This proposal is in response to your request and follow up discussions. Please note that this proposal is based on the Scope of Services we believe is necessary to successfully complete this project. Our proposal includes the following disciplines: Civil, Structural, Mechanical, Plumbing, Electrical, limited Landscape Architecture and Cost Estimating services. Geotechnical Engineering and Hazardous Materials survey are not included at this time. The following sections include a more detailed explanation of the scope being provided. If there are scope items that are not included, or that are not necessary, we are pleased to adjust the scope to meet your needs.

I would note that we are no longer using the autocad programs that the original plans were developed with. We now use a BIM (Revit) 3D program that we will need to convert all the drawings to in order to put together a fully coordinated set of plans. This will allow us, however, to provide some 3D renderings and virtual walkthroughs of the facility which will help insure that the stakeholders are happy with the intended design.

This proposal is based on your requirements for updating the prior design package to meet current code requirements. It should be noted that due to a new Code cycle taking effect in January 2023, this project will need to be designed to meet those code requirements. Also included is an assessment of the existing building to include scope items requiring upgrades or replacement that were not included in the original design. These items include potential replacement of windows and damaged stucco, repainting of the building (interior and exterior) and replacement of flooring materials throughout. Our scope includes a modified Schematic Design Phase to include the new scope items, Design Development, Construction Documents, Bidding and Construction Administration services.

We are proposing to offer the following scope of services.

**TASK 1: PROJECT INITIATION**

1. Meet with County stakeholders to walk the site and address any issues within the existing building that should be addressed. Discuss prior design for the addition and confirm no programmatic changes are required.
2. Review available as-built documents, preliminary design or programming documents, and any previous studies or reports for the facility.
3. Provide a detailed design schedule indicating required milestone dates.
4. Establish communication channels with all parties involved.

**TASK 2: SCHEMATIC DESIGN PHASE**

1. Develop a schematic design concept to include existing building modifications, code required changes to addition, site adjustments and related impacts.
2. Develop updated storm water design as needed.
3. Develop limited landscape and irrigation improvement plans for areas adjacent to building and as required for storm water.
4. Develop preliminary Cost Estimates based upon prior design and required upgrades, as well as new scope of work elements.
5. Present schematic designs to County for review and comment.
6. Make required modifications to Schematic Design to obtain Schematic Design approval.
7. After obtaining approval of Schematic Design we will proceed into Task 3, Design Development.
8. For the Schematic Design Phase, we have included one in person and two virtual coordination meetings with selected staff and stakeholders.

**TASK 3: DESIGN DEVELOPMENT PHASE**

1. Refine design of Site Plan, Architectural Plans, and Engineering Plans.
2. Prepare preliminary material and equipment selections for review.
3. Prepare updated design renderings and conduct Virtual Reality walk thru.
4. Develop updated structural system consistent.

5. Develop updated building mechanical, plumbing and electrical systems.
6. Coordinate with Owner systems for phone/data/cable requirements/improvements.
7. Update Interior Elevations, Building Sections, Reflected Ceiling Plan and Roof Plan.
8. Develop performance plans and specifications for Fire Sprinkler and Fire Alarm system modifications to be incorporated into Construction Documents. Final design of sprinkler and alarm systems shall be a deferred approval item provided by the contractor.
9. Develop plans for PV and battery systems as may be required by new code requirements.
10. Make required submittal to the County for Design Development Review.
11. After obtaining written approval of the information presented in the Design Development drawings, we will proceed into Task 4, Construction Documents.
12. For the Design Development Phase, we have included two virtual coordination meetings with selected staff and stakeholders.

#### **TASK 4: CONSTRUCTION DOCUMENTS (CD) PHASE**

1. Prepare drawings and specifications suitable for bidding to clearly delineate the Contractor's scope of work, including required civil, architectural, structural, mechanical, plumbing, electrical and limited planting and irrigation. Required demolition plans will be included. It is assumed for this proposal that the County will provide all required General and Supplementary Conditions and Bidding Information. Submittals will be made at 90% and 100% and will include plans and specifications.
2. Construction Documents will incorporate Owner provided Geotechnical requirements and recommendations for soils preparation, foundation and paving design.
3. Submit plans to County Building Department for Building permit plan check, and perform all required revisions to construction documents based on Building Department's plan check comments (Note: plan check and permit fees are not included).
4. Update Construction Cost Estimate.

**TASK 5: BID SUPPORT AND CONSTRUCTION PHASE SERVICES**

Bid support services are based on an assumed 4 week bid period, followed by 4 weeks of bid analysis and review services as noted. Construction contract administration services are based on a Ten month construction period, from Authorization to Proceed through Punchlist Inspection to incorporate the two phases of construction noted earlier.

1. Provide input for the pre-bid meeting and attend the pre-bid meeting and site visit.
2. Assist in responding to questions raised during the bidding process. Prepare Addenda if required to address bidding questions.
3. Attend the bid opening.
4. Assist in preparing the bidders analysis including checking the calculations in each bid.
5. Assist in reviewing and preparing a recommendation of the successful bidder.
6. Submit all Addenda and assist in obtaining approval from County to incorporate into the Permit Set.
7. Attend and lead the project pre-construction meeting and construction kick-off meeting
8. Attend Progress Construction Meetings on a bi-weekly basis during the course of construction (total of 24) to observe the project, and prepare site visit report. Site visit shall include meeting with Contractor and County representative to review progress of construction, review pending RFI and Change Order information, and observe the construction to verify work is proceeding in accordance with construction documents.
9. Provide two site visits per discipline (by the respective engineers) for civil, structural, electrical and mechanical, to review progress of construction and conformance with construction documents.
10. Make one additional site visit to perform Punchlist Inspection, and one additional visit to perform Final Inspection. Punchlist Inspection will include a detailed listing of all items remaining to be completed by the Contractor. Final Inspection will certify that all work has been completed in accordance with construction documents.
11. Review construction submittals and address submittal clarification/substitution requests.
12. Respond in writing to any Contractor's Requests For Information (RFI's) during construction. Create a log identifying each RFI, the date the RFI was submitted, the resolution to each RFI, and the date the resolution was submitted to County.
13. Issue drawing modifications or sketches as required to provide clarification.
14. Attend site visits to clarify design issues in the field.
15. Provide periodic (monthly minimum) as-built drawings review.

16. Assist in review of Contractor's monthly pay requests.

### **ASSUMPTIONS & ADDITIONAL SERVICES**

The following items are not included in the Basic Services and will be provided as additional services only after written authorization is received. Unless a subsequent fixed fee proposal is provided, the work will be done on an hourly basis.

Additional Services not included in our basic scope of work include:

1. Design or drawings for any electrical service upgrades.
2. Revisions to Contract Documents resulting from Owner requested changes to documents previously approved by the Owner, or due to code or zoning changes made subsequent to Owner approval.
3. Preparing separate construction document packages for discretionary permits, alternate bid items or project phasing.
4. Attendance of any public hearings and/or additional meetings other than noted.
5. Services required because of significant changes in the project (not due to the design team's acts or omissions) including, but not limited to, size, quality, complexity, schedule, or the method for bidding and contracting for construction.
6. Processing change requests for Owner requested changes, and for unforeseen site conditions, after bid, including revisions to Contract Documents, processing approval of revisions through the Building Department, and Change Order negotiation.
7. Providing services in conjunction with implementing substitutions proposed by the Contractor and making subsequent revisions to Contract Documents resulting from such.
8. Providing services made necessary by the default of the Contractor, by major deficiencies in the work of the Contractor, or by failure of performance of either the Owner or the Contractor under the Contract for Construction.
9. Providing services in conjunction with arbitration proceedings or legal proceedings, except where the Architect is a party to such proceedings.
10. Providing "Special Inspection" services required by law or the Contract Documents.
11. Hydraulic Pump Design for fire protection systems.
12. Transportation/Traffic Engineering.

13. Commissioning or Enhanced Commissioning services.
14. FF&E coordination, selection, or procurement.
15. Preparation of Topographic Surveys, Boundary Surveys, ALTA Surveys, Title Reports, Deeds, Plats or Easement documents, construction staking or other documents in conjunction with the project site or Right-Of-Way.
16. Preparation of documentation to process the project through the US Green Building Council as a LEED project.
17. Design for undergrounding of existing overhead utilities.
18. Design of Photo-voltaic (PV) systems other than code required infrastructure.
19. Plan check and permit fees (if paid by the consultant) will be a reimbursable expense, charged at 1.1 times the Consultant's cost.
20. All delivery, printing and reproduction costs will be a reimbursable expense, charged at 1.1 times the Consultant's cost

We propose to provide the stated basic services for a fixed fee as noted below. Invoices will be submitted monthly for the work completed during the month, on any particular phase in accordance with County Guidelines.

The proposed breakdown for the Basic Services charges will be as follows.

Task 1: Project Initiation	\$ 10,000.00
Task 2: Schematic Design Phase	\$ 38,000.00
Task 3: Design Development	\$ 60,000.00
Task 4: Construction Documents	\$ 92,000.00
Task 5: Bid Support and Construction	
Administration Services	\$ 89,000.00
<u>Reimbursable Expenses</u>	<u>\$ 5,000.00</u>
<b>TOTAL BASE SCOPE</b>	<b>\$294,000.00</b>

As you probably know, definition of construction cost is always an issue on projects. I have included as Exhibit 'B' a further description of responsibility with respect to the budget and construction cost for this project. The definitions listed are from the AIA Document B141, Owner/Architect Agreement. Although we will not be using the AIA document for our contract, these definitions are useful to understanding what the design team and the Owner's responsibilities are and should be a part of the final contract for the project. Prior to our starting work on this project I will need from you a clearer definition of what the actual "hard dollar" construction budget is expected to be. As part of our Schematic Design

Lake County Behavioral Health Expansion Proposal  
September 15, 2022  
Page 7

services, we will then prepare preliminary estimates, and a report indicating what we expect the project cost will be to include all the requested program elements. At that time we will work with you to adjust the project scope or modify the budget to fit.

We appreciate the opportunity to present this proposal. We are available to meet with you at any time to review and discuss the proposed scope of services and fee proposal. We are excited about the opportunity to work with you on this project. If you have any questions regarding this scope of work please do not hesitate to contact me at (619) 504-0984.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Katz", followed by a horizontal line extending to the right.

Jeff Katz, AIA  
Principal

## EXHIBIT A HOURLY RATE SCHEDULE

The following rates apply to work performed on an hourly basis:

### **COAR Design Group - Prime Architect**

Principal Architect .....	\$260.00/hr.
Senior Project Manager .....	\$225.00/hr.
Project Architect/Manager .....	\$195.00/hr.
Design Manager .....	\$195.00/hr.
Job Captain.....	\$155.00/hr.
Specification Writer.....	\$195.00/hr.
Construction Administrator .....	\$190.00/hr.
Drafter.....	\$130.00/hr.
Administrative .....	\$ 95.00/hr.

### **LEFFLER ENGINEERING – Mechanical/Plumbing Engineer**

Principal.....	\$225.00/hr.
Project Manager/Engineer .....	\$150.00/hr.
Drafter.....	\$90.00/hr.
Administrative .....	\$75.00/hr.

### **O'MAHONY & MYER - Electrical Engineer (Hourly Multiplier 2.8)**

Principal.....	\$205.00/hr.
Project Engineer .....	\$150.00/hr.
Drafter.....	\$85.00/hr.
Administrative .....	\$60.00/hr.

### **ZFA Structural Engineer**

Principal.....	\$210.00/hr.
Project Manager .....	\$165.00/hr.
Senior Drafter .....	\$115.00/hr.
Administration .....	\$95.00/hr.

### **BKF Civil Engineer**

Principal.....	\$225.00/hr.
Project Manager .....	\$215.00/hr.
Project Engineer .....	\$185.00/hr.
Drafter.....	\$115.00/hr.
Administration .....	\$95.00/hr.



**GRIFFIN STRUCTURES - Cost Estimator**

Principal.....	\$175.00/hr.
Senior Cost Estimator .....	\$150.00/hr.
Junior Cost Estimator.....	\$120.00/hr.
Administration.....	\$90.00/hr.

**RHAA – Landscape Architecture**

Principal.....	\$225.00/hr.
Project Manager .....	\$180.00/hr.
Drafter.....	\$120.00/hr.
Administration.....	\$90.00/hr.

COAR assumes responsibility for all work performed by sub-consultants on the project and factors in required time to coordinate the sub-consultants work. However, COAR does not markup sub-consultant work, which will be billed at the direct rate provided by the consultant.

Rates noted will remain in effect for the duration of the noted project schedule, but will increase 3% per year after 2024.

**Exhibit "B"**

**CLARIFICATION OF RESPONSIBILITIES**

The following articles are restated from AIA Document B141, Owner/Architect Agreement:

2.6.6 The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the Contract for Construction. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

5.1.1 The Construction Cost shall be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Architect.

5.1.2 The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Architect, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work during construction.

5.1.3 Construction Cost does not include the compensation of the Architect and Architect's consultants, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Owner.

5.2.1 Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost, if any, prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by the Architect.

5.2.3 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, any Project budget or fixed limit of Construction Cost shall be adjusted to reflect changes in

the general level of prices in the construction industry between the date of submission of the Construction Documents to the Owner and the date on which proposals are sought.

5.2.4 If a fixed limit of Construction Cost (adjusted as provided in Subparagraph 5.2.3) is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall:

- .1 .....give written approval of an increase in such fixed limit;
- .2 authorize re-bidding or renegotiating of the Project within a reasonable time;
- .3 if the Project is abandoned, terminate in accordance with Paragraph 8.3; or
- .4 cooperate in revising the Project scope and quality as required to reduce the Construction Cost.

5.2.5 If the Owner chooses to proceed under Clause 5.2.4.4, the Architect, without additional charge shall modify the Contract Documents as necessary to comply with the fixed limit, if established as a condition of this Agreement. The modification of Contract Documents shall be the limit of the Architect's responsibility arising out of the establishment of a fixed limit. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

6.1 The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

9.8 Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

9.9 The Architect shall have the right to include representation of the design of the Project, including photographs of the exterior and interior, among the Architect's promotional and professional materials. The Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect on the construction sign and in the promotional materials for the Project.

