

AMENDMENT ONE TO AGREEMENT BETWEEN THE COUNTY OF LAKE AND 4LEAF,
INC., FOR PLAN CHECK SERVICES

July

THIS AMENDMENT TO AGREEMENT is made this 23rd day of ~~April~~, 2024, by and between the County of Lake, hereinafter referred to as "COUNTY" and 4Leaf Inc., hereinafter referred to as "CONTRACTOR".

WITNESSETH

WHEREAS, COUNTY and CONTRACTOR have entered into an AGREEMENT dated October 1, 2022, to provide plan check services for building permit applications in the unincorporated area of Lake County, for a term of one year, terminating on October 1, 2023; and

WHEREAS, COUNTY and CONTRACTOR have entered into an Agreement for Plan Check Services on October 1, 2022 to set the per annum compensation amount to not exceed Fifty-thousand dollars (\$50,000) for the contract term; and

WHEREAS, COUNTY and CONTRACTOR now desire to amend said Agreement to amend the compensation limit, not to exceed \$140,000; and further amend said Agreement to extend the term limit to October 1, 2025.

NOW, THEREFORE, the parties hereto agree as follows:

1. October 1, 2022 AGREEMENT, ARTICLE 2., "TERM", is hereby modified to read as follows:

2. TERM

This Agreement shall commence on October 1, 2022, and shall terminate on October 1, 2025, unless earlier terminated as hereinafter provided. In the event County desires to temporarily continue services after the expiration of this Agreement, such continuation shall be deemed on a month-to-month basis, subject to the same terms, covenants, and conditions contained herein.

2. October 1, 2022 AGREEMENT, ARTICLE 3., "COMPENSATION", is hereby modified to read as follows:

3. COMPENSATION

The County shall compensate Contractor for Services as follows: For each structural only plan review of consisting of the initial review and 2 rechecks, Contractor shall be compensated in an amount representing 40% of the plan check fee per the County Fee Schedule and as described in Contractors Fee Schedule – Plan Review Cost Structure attached as part of Exhibit B herein. In no event shall Contractor's compensation exceed \$140,000 for the contract term.

Except as specifically modified herein, all other terms and conditions of AGREEMENT date October 1, 2022, shall remain in full force and effect.

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

COUNTY OF LAKE:

Bruno Sabatier
Bruno Sabatier (Jul 25, 2024 10:01 PDT)

Chair, Board of Supervisors

CONTRACTOR:

Kevin Duggan
4Leaf, Inc. Kevin Duggan, President

APPROVED AS TO FORM:

Lloyd Guintivano
County Counsel

By: [Signature]





SECTION 4: FEE SCHEDULE

FY2024-2025 FEE SCHEDULE & BASIS OF CHARGES

For the County of Lake

All Rates are Subject to Basis of Charges

PLAN REVIEW COST STRUCTURE	NOTES
Plan Review Percentage: 65% Structural Only: 40% <i>(Inclusive of all disciplines except Fire and Civil which are billed on an hourly basis.)</i> Hourly Plan Review: \$130 Non-Structural Review \$140 Structural Review	Fee includes: <ul style="list-style-type: none">➤ Initial review and two (2) rechecks. Hourly charges apply after three (3) or more rechecks.➤ Shipping, courier, and electronic service.

Hourly Rates

Interim Chief Building Official	\$150/hour
Structural Plan Review Engineer	\$140/hour
Non-Structural Plans Examiner	\$130/hour
Civil Engineer	\$150/hour
Senior Combination Building Inspector (Building Inspector III)	\$120/hour
Commercial Building Inspector (Building Inspector II)	\$108/hour
Residential Building Inspector (Building Inspector I)	\$98/hour
Fire Review	\$140/hour
Fire Inspector I	\$110/hour
Fire Inspector II	\$125/hour
Fire Prevention Officer	\$135/hour
Fire Protection Engineer	\$170/hour
Code Enforcement Officer	\$94/hour
Senior Code Enforcement Officer	\$110/hour
Administrative Support	\$65/hour
Permit Technician	\$75/hour
Senior Permit Technician	\$85/hour
Permit/Counter Manager	\$99/hour
OSHPD 3 Review/Inspection	\$135/hour
Inspector of Record/Project Inspector	\$130/hour
Public Works Inspector	\$135/hour
CASp Inspection/Review	\$155/hour
Principal Planner	\$160/hour
Senior Planner	\$149/hour



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Associate Planner	\$129/hour
Assistant Planner.....	\$105/hour
Planning Technician	\$99/hour
Off-Site Project Manager	\$160/hour
Principal-in-Charge.....	\$190/hour
Director.....	\$175/hour
Hourly overtime charge	1.25 x hourly rate
Mileage (for inspections performed within the County).....	IRS Rate + 20%

Rates will be communicated with the County Management at time of request. Rates will vary based on the qualifications and experience of the personnel.

BASIS OF CHARGES

Rates are inclusive of “tools of the trade” such as forms, telephones, and consumables.

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- Most plan reviews will be done in 10 business days or less and 5 business days or less for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed at 1.5x the plan review fee listed in the fee schedule. Return time will be within seven (7) days of receipt of the plans from the County.
- Plan review of deferred submittals & revisions will be billed at the hourly rates listed.
- All plan review services will be subject to a \$250.00 minimum fee if percentage-based fee or two (2) hour minimum charge if hourly rates apply.
- Larger complex plan reviews can be negotiated to achieve the best possible pricing.
- All plan review services will be subject to 2-hour minimum fee.
- All plan review services are billed on a percentage basis and includes the initial review and 2 rechecks.
 - Plan reviews will be billed on an hourly basis only after the initial review and two rechecks unless otherwise agreed upon on a case-by-case basis.
 - Fire and Civil Reviews are billed on an hourly basis and are not included in our plan review percentage.
- 4LEAF assumes that these rates reflect the FY2024-2025 contract period.
- Overtime and Premium time will be charged as follows:

- Regular time (work begun after 5AM or before 4PM)	1 x hourly rate
- Nighttime (work begun after 4PM or before 5AM)	1.125 x hourly rate
- Overtime (over 8-hour M-F or Saturdays)	1.5 x hourly rate
- Overtime (over 8 hours Sat or 1 st 8-hour Sun)	2 x hourly rate
- Overtime (over 8 hours Sun or Holidays)	3 x hourly rate
- Overtime will only be billed with prior authorization of the Director or other designated County personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.



- Mileage driven during the course of Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.
- In accordance with California's Meal Break and Rest Break Law requirements, Client will be billed one (1) additional hour per day at the regular rate for each missed meal or rest break due to Client-directed tasks or requirements. Client should allow 4LEAF's non-exempt, hourly employees the opportunity to take their entitled rest and meal breaks during each work shift.
- If 4LEAF is requested or otherwise required to conform to Client's alternative work week schedule ("AWW"), Client hereby agrees to compensate or reimburse 4LEAF for all overtime paid to its employees who work an AWW.
 - If 4LEAF's affected employment group approves an AWW election and the same is registered, the overtime compensation/reimbursement shall not be required.

BASIS OF CHARGES – PREVAILING WAGE

- Rates shown assume the projects will require compliance with California Prevailing Wage rate requirements and assumes the Client will be filing a PWC-100 Form to the California Department of Industrial Relations (DIR) for the projects.
- Rates for prevailing wage categories are subject to annual escalations in accordance with the bi-annual wage determinations from the California DIR.
- Per the new requirements being enforced under SB 854 and because it is assumed that a PWC-100 Form will be filed by the Client to the CA DIR for each project, 4LEAF is required to notify an authorized Apprenticeship Committee through submittal of a DAS-140 form. We are then required to make an official request to an authorized Apprenticeship Committee for an apprentice by submitting a DAS-142 form. We are not assured the apprenticeship committee will be able to provide a suitable / qualified apprentice for the project. Per the apprenticeship requirements, the hours worked by the apprentice must be in a ratio of 1:5 for apprentice to journeyman hours. 4LEAF will not know the labor classification of the Public Works Apprentice until an Apprentice is dispatched to the site; therefore, the rates for the five Periods listed under the California DIR's Wage determination for Building Construction Inspector were used to determine the range of hourly rates for Public Works Inspector Apprentice.
- Pre-approved Overtime and Premium hours for labor categories subject to Prevailing Wage requirements will be charged per the following:

▪ <i>Nighttime (work begun after 4PM or before 5AM)</i>	<i>1.125 x hourly rate</i>
▪ <i>Overtime (over 8 hours M-F or Saturdays)</i>	<i>1.35 x hourly rate</i>
▪ <i>Overtime (over 8 hours Sat or 1st 8 hours Sun)</i>	<i>1.85 x hourly rate</i>
▪ <i>Overtime (over 8 hours Sun or Holidays)</i>	<i>2.35 x hourly rate</i>
- All invoicing will be submitted monthly.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- In accordance with California's Meal Break and Rest Break Law requirements, Client will be billed one (1) additional hour per day at the regular time rate for each missed meal or rest break due to Client-directed



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tasks or requirements. Client should allow 4LEAF's non-exempt, hourly employees the opportunity to take their entitled rest and meal breaks during each work shift.

- Subconsultant Invoices will be assessed a 10% Administrative Processing Fee.
- Project-related mileage for inspections will be billed at the allowable IRS Rate.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.