

SUPPLEMENTAL SERVICES AGREEMENT NO. 3
ARCHITECTURE & ENGINEERING CONSULTING SERVICES

THIS SUPPLEMENTAL SERVICES AGREEMENT NO. 3, hereinafter referred to as Supplemental Agreement, is made and entered into this ____ day of _____, 2024, by and between the County of Lake, hereinafter referred to as COUNTY, and Strata Architecture Planning Management, hereinafter referred to as CONSULTANT:

WITNESSETH:

WHEREAS, the COUNTY has entered into a General Services Agreement dated May 21, 2024 with CONSULTANT to perform services in support of professional architecture and engineering consulting services; and,

WHEREAS, the COUNTY and CONSULTANT now desire to also enter into this Supplemental Agreement with the scope of services described herein for architectural services related to the re-roofing of multiple County facilities.

NOW, THEREFORE, IN CONSIDERATION OF the covenants and agreements herein set forth, it is hereby agreed:

1. The General Services Agreement remains in full force and effect, and in the performance of this Supplemental Agreement CONSULTANT is held to all provisions and the terms of the General Services Agreement.

2. PROJECTS

The projects covered by this Supplemental Agreement shall include the following:

Architectural services related to re-roofing of the following County facilities:

- 1) Agriculture Center
- 2) Chamber of Commerce

- 3) District Attorney
- 4) Law Library
- 5) Sheriff Administration
- 6) Veterans

3. SCOPE OF WORK

The scope of work covered by this Agreement is described in the Scope of Work and Cost Proposal prepared by CONSULTANT for each facility, which is attached as Exhibit "A".

4. COMPENSATION

As full compensation for all work or services to be provided by CONSULTANT hereunder, County shall make payments to CONSULTANT based on monthly invoices for all services performed under this Agreement. Invoices shall reference the project title and include a detailed breakdown of work items completed to date and the cost of work remaining. Invoices shall be separate for each facility. Payment will be based on time and materials. Invoices are due and payable upon receipt. The total fee for the project will not exceed \$258,855, as allocated by building in Exhibit "A", without prior approval of the County. Upon satisfactory completion of services summarized in Exhibit "A", the final payment of any balance will be due upon receipt of the final invoice. The final invoice shall be submitted within 60-calendar days after completion of the CONSULTANT's work.

5. TERM

CONSULTANT shall begin immediately on the work as assigned and this AGREEMENT shall remain in full force for a period of two (2) years from the date of approval or until terminated by either party.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first written above.

County of Lake, a political subdivision of the State of California

CONSULTANT

By _____
Chair, Board of Supervisors



Strata Architecture Planning Management

ATTEST: SUSAN PARKER
Clerk to the Board

By _____

APPROVED AS TO FORM:
LLOYD GUNTIVANO
County Counsel

By  _____

EXHIBIT A



June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: Agricultural Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of the Agricultural Building for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
- Field observation of existing conditions.
- Review recommendations with County staff.
- Preparation of site construction documents and submittal to the authority having jurisdiction for plan check and approval.
- Construction Administration during the construction of the project including project closeout/certification.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$62,765.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA a|p is prepared to enter into a formal agreement for professional services.

Please contact me at STRATA a|p at (707) 935-7944, if you have any questions regarding this proposal, or would like to discuss your project further. We look forward to working with you and your representatives on this exciting new project.



Sincerely,

Bennett Martin, Assoc. AIA
Principal

Exclusions:

1. Hazardous materials identification and abatement. Does not include materials testing or hazardous material assessment. County to identify any hazardous materials present in the building.
2. Travel expenses are included in the proposal.
3. Construction Cost Estimating
4. Reproduction expenses are not included in this proposal. To be billed as identified on the attached 2024 rate sheet.
5. Fire protection design/engineering are not included.



June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: Chamber of Commerce Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of the Chamber of Commerce Building for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
- Field observation of existing conditions.
- Review recommendations with County staff.
- Preparation of site construction documents and submittal to the authority having jurisdiction for plan check and approval.
- Construction Administration during the construction of the project including project closeout/certification.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$36,870.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA ajp is prepared to enter into a formal agreement for professional services.

Please contact me at STRATA ajp at (707) 935-7944, if you have any questions regarding this proposal, or would like to discuss your project further. We look forward to working with you and your representatives on this exciting new project.



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June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: District Attorney Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of District Attorney's Office for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
- Field observation of existing conditions.
- Review recommendations with County staff.
- Preparation of site construction documents and submittal to the authority having jurisdiction for plan check and approval.
- Construction Administration during the construction of the project including project closeout/certification.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$63,225.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA a|p is prepared to enter into a formal agreement for professional services.

Please contact me at STRATA a|p at (707) 935-7944, if you have any questions regarding this proposal, or would like to discuss your project further. We look forward to working with you and your representatives on this exciting new project.



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T-24 - 15000 Inc.										\$0
Cal Green -										\$0
Fire Alarm - SoCo Engineering										\$0
Fire Protection -										\$0
Landscape -										\$0
Total Consultants										\$0
Total A/E Fees										\$63,225
Travel expenses										NA
Misc Expenses, Reproduction and delivery,										TBD
Permit and Plan Check fees.										\$0 NIC pd by client
HCAi Plan check fees										\$0 NIC pd by client
DSA Submittal fees										\$0 NIC pd by client
Health Dept fees										\$0 NIC pd by client
										\$63,225

Billing Percentages										
Phase	Percent of Fee	Fee	Construction Cost Est:				\$0.00			
Concept Development	35%	\$22,128.75								
	0%	\$0.00	Percentage of Construction				#DIV/0!			
Construction Documents	60%	\$37,935.00								
Bidding	0%	\$0.00								
Construction Phase	5%	\$3,161.25								
Close Out	0%	\$0.00								
		\$63,225.00								
Total Base Fee	100%	\$63,225.00								



June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: Law Library Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of the Law Library Building for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
- Field observation of existing conditions.
- Review recommendations with County staff.
- Preparation of site construction documents and submittal to the authority having jurisdiction for plan check and approval.
- Construction Administration during the construction of the project including project closeout/certification.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$17,325.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA a|p is prepared to enter into a formal agreement for professional services.

Please contact me at STRATA a|p at (707) 935-7944, if you have any questions regarding this proposal, or would like to discuss your project further. We look forward to working with you and your representatives on this exciting new project.



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Bennett Martin, Assoc. AIA
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5. Fire protection design/engineering are not included.



June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: Sheriff Administration Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of the Sheriff Administration Building for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
- Field observation of existing conditions.
- Review recommendations with County staff.
- Preparation of site construction documents and submittal to the authority having jurisdiction for plan check and approval.
- Construction Administration during the construction of the project including project closeout/certification.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$61,345.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA ajp is prepared to enter into a formal agreement for professional services.

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June 18, 2024

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Servicers
333 Second Street
Lakeport, California 95453

Reference: Veterans Building – Reroof
Subject: *Architecture Proposal*

Dear Lars:

STRATAap is pleased to submit the following proposal for Architectural Services related to re-roofing of the Veterans Building for the County of Lake. The Architectural Consultant will prepare the required construction documentation for approvals and construction and perform construction administration and quality assurance services as required by Lake County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the re-roof replacement project. Documentation requirements will reflect County roofing standards. The scope outline is noted below.

Scope of Services – This project requires Building Permits.

- Meetings with County staff to determine verify program.
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- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Phase I Design Fee: \$17,325.00

If further services are requested by the Department of Public Servicers and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable STRATA ajp is prepared to enter into a formal agreement for professional services.

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HOURLY RATES AND REIMBURSABLES as of January 1, 2024

Principal		\$275.00 Per hour
Senior Associate		\$225.00 Per hour
Project Manager		\$200.00 Per hour
Project Architect		\$195.00 Per hour
Construction Administrator		\$185.00 Per hour
Job Captain		\$165.00 Per hour
Intermediate Architect		\$155.00 Per hour
Designer		\$125.00 Per hour
Draftsman		\$115.00 Per hour
Clerical		\$95.00 Per hour

Reimbursables:

In-house plots	24"x36"	\$5.75 each
	30"x42"	\$8.50 each
In-house photo copying		
Letter size		\$0.18 each
11x17		\$0.40 each
Large format		\$4.50 each
Outside Blueprinting/Reproduction		Invoice plus 20%
Travel with prior approval		
Vehicle mileage		\$0.67 per mile.
Out of area		Direct cost plus 15%
Miscellaneous expenses		Invoice plus 20%

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 Sonoma, CA 95476
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 F 707.935.6618
www.STRATAap.com