

**COUNTY OF YOLO  
General Services Department**

**WORK AUTHORIZATION  
ARCHITECTURAL/ENGINEERING SERVICES**

**Agreement Number:** 2015-154

**BOS Agreement Number:** 2014-207

**General Services Number:** 1407

**Project:** Yolo County SB863 Leinberger Replacement Facility

**Contractor:** Lionakis

**Contact Person:** Maynard Feist                      **Phone:** (916)-558-1900

**Project Description:** Additional Services in CA#1

**Task Definition and Schedule:**

Consultant's scope of work under this Agreement for the Leinberger Replacement Facility is amended to include the additional scope of services identified I Exhibit A: Additional Services in CA#1, attached hereto and incorporated herein. Consultant shall perform services as described in exhibit A. Consultant's budget per task for this additional scope is identified in Exhibit A. Cost to County for this additional scope not exceed \$282,000. This work authorization is subject to the terms of agreement number

**Total Cost to County for this work authorization Not to Exceed:** \$282,000

**Start Date:**

**Completion Date:** TBD

Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Kevin Yarris, Director General Services

**Account: Acct Unit:            Activity:            Activity Code:**

September 24, 2021

Kevin Yarris  
County of Yolo  
Director of General Services Department  
120 West Main Street, Suite D  
Woodland, CA 95695

**Re: Yolo County SB863 Leinberger Replacement Facility – Additional Services in CA #1 (R1)**

Dear Kevin:

As we previously discussed, there are additional scope items that Lionakis and our consultants have been requested to performed on the above referenced project. As we start construction of the project, we appreciate the opportunity to present these to the County. To expedite construction and avoid further delays, Lionakis and our consultants are proceeding with document modifications.

With the successful bids received on the project we assisted the county in reallocation of the available SB863 award. We collectively anticipated additional scope would be required during construction and increased the anticipated fees for this phase and transferred the A/E fees to State reimbursement.

Please note that several of these additional services have been primarily a result of unanticipated State Fire Marshal conflicts that have affected all parties involved. The Team needed to get the documents expeditiously changed and amended in order to obtain State Fire Marshal (SFM) approvals. These professional design and assessment services are outside of typical Fire and Life Safety (FLS) code interpretations and this additional scope of work resulted in changes that require an adjustment in compensation. In addition, we are providing FF & E coordination/facilitation, additional radio design, extended construction administration, and increased project management services. Lionakis is submitting the following in support of our request for additional fees.

## SCOPE CHANGES TO THE PROJECT

Since our current contract, the scope of the project has changed as follows:

### **Extended CA Services:**

#### **Office of the State Fire Marshal:**

As you are aware, there have been several delays in additional permitting and alternative code interpretations presented by the Deputy Fire Marshal. Collectively the varying code interpretations previously presented on the Monroe project, excessive process requirements for construction administration, and inability to extend permit has resulted in additional scope and potential substantial costs to the project. The following items are of significant scope:

#### **1. Permitting and Plan Review:**

- During our discussions with the SFM on new extended process, we received an email from the Deputy noting the previously issued electronic SFM permit with statement noting that if construction does not start within one-year of issuance a new permit may be required. Within this same email she provided an example of a letter requesting an extension to the permit. The time delay regarding bidding and Notice to Proceed was primarily due to delays from Department of Finance (DOF) and we were less than one month beyond original permit and signed documents. We assisted the county in writing this extension letter and was submitted to OSFM the next business day. As you are aware,

the concern was OSFM would potentially require all new plan review and requirement to submit under the new code cycle. This ultimately was their requirement and affects all consultants.

- To start construction as soon as feasible, we strategically split the documents into incremental packages. The first set of documents to go through this new plan review was the site demolition and grading. These were reconfigured and went through the new SFM electronic submission requirements which added another layer of complexity for formatting and uploading individual sheets to their GovMotus system. The nomenclature for this package is Increment 1.
- The Building Package will be the secondary submission for plan review and all consultants will need to revise drawings and specifications to accommodate the new code cycle, added fire rated partitions, and updates to equipment. In lieu of a comparison of plan changes, SFM is conducting an entirely new plan review with several anticipated comments. The nomenclature for this package is Increment 2. As you are also aware, we now need to individually track any changes that are made for a separate set of documents for the General Contractor since project was already bid and awarded.
- The requirement to resubmit documents under the new code cycle, review and respond to all SFM comments, modify drawings and specs, and potentially 2 backchecks adds substantial time to Lionakis and all our consultants.
- Additional coordinated in the field with Broward and their subcontractors.
- Document separately the added scope changes required by additional plan review separately for contractor to assess and track potential added costs.
- Potentially secondary submittals may be required due to unforeseen plan review comments. We are currently proceeding with submittals based on the previously SFM approved bid documents. There may be plan check comments that affect walls, openings, hardware, NFPA changes, glazing, etc. that will require changes and new, or supplemented, resubmittals and ASI's.
- Coordinate and document new fire flows at existing hydrants since SFM requires tests to be performed within 6 months of plan submission.
- Lionakis has procure the services of H & S Consulting to assist in the back check for SFM comments.

## **2. Geotechnical Engineering**

- For the new code cycle update, we need to update the previously written Geotechnical Report to accommodate code changes.
- SFM is now requesting another written letter stating that the Geotechnical Engineer has reviewed the structural documents and is in concurrence with the design.

## **3. Newly added Process for CA enlisted by OSFM:**

- Due to the mistrust by the assigned Deputy State Fire Marshal, they have now implemented additional processes throughout the construction period. This is primarily due to her experience working on the Monroe Jail expansion. Leadership from all parties have been involved with regaining trust and a better working relationship. The following is a partial list of added steps required and the additional time involved:
  - OSFM is requesting that all RFI's, Proposal Requests, ASI's, etc. go through their office to review and comment on regardless if it has to do with Fire Life Safety or not.
  - We will inevitably be required to provide substantial documentation on each comment they may present. This will add time to construction process resulting in potential delays.
  - Due to actual field experience of this Deputy, we will be required to justify, educate, and substantiate any deviation caused by the normal construction process, County changes or additions, and deferred submittals.

- Prior to any call for Inspection, we will now be required to provide separate plan markups for area of inspection and complete a pre-inspection acknowledgement. All these inspections must now be uploaded and tracked through their Procore system.
- The County will be procuring the services of an Inspector of Record to assist in pre-inspections and be the liaison to the OSFM. This should help to rebuild trust and consistency for inspections.
- This added process will add substantial time and effort for the Contractor and all consultants.

### **Code Consultant & Resolution**

- To help facilitate, and assess SFM code items and comments, we are supplementing our team with another consultant. This is to address potential personality conflicts and provide another independent code response.
- We shall utilize H & S Associates to support our team with conflicting code interpretations that historically have been an issue with the Deputy SFM currently assigned to this project.

### **Additional Radio Scope of Services:**

- With new code requirements, additional radio design, equipment and infrastructure will be required for first responder coverage.
- Our original scope of services provided an extension of the recently upgraded distributed antenna system (DAS) at the main jail. The potential conflict of incorporating FD channel coverage is the current Gold Star system that the local Fire Department utilizes and current coverage in this area of the County is not consistent.
- This will require additional design from our radio consultant and incorporation into the construction documents by our electrical engineering consultant.

### **Extended CA and Project Management:**

- Our original contract noted bi-weekly construction meetings which typically would be adequate. However, with the current issues associated with the SFM these meetings will now occur weekly which will double our number of meetings and increase our Project Management.
- We are currently having difficulty closing out the Monroe Jail project for county due to several code interpretations by the Deputy SFM. As you are aware, this same Deputy has been assigned to the Leinberger project and anticipating several unexpected Fire and Life Safety interpretations during construction. Although we still have a good relationship with senior staff at OSFM, we are no longer able to contact them prior to resolving potential field issues with the field Deputy first. This adds substantial time to unforeseen issues and often requires Principal involvement.

### **FF & E Support and Administration:**

Lionakis has conferenced with Ryan on procurement process and following services are included:

#### **Pre-design Phase**

- Engage with Owner's selected Furniture Dealer for briefing on scope of work performed previously on Project.
- Kick-Off/FFE Process Meeting: Attend a web kick-off meeting with Owner and Furniture Dealer to review scope, schedule, procurement process, furniture plans developed previously by Dealer and architectural drawings for Owner Procured Equipment (OPE) items.
- Assist Owner, if requested, in developing overall schedule to coordinate milestones including OPE item procurement.

### Document Phase

- Attend web-meeting with Owner and Furniture Dealer. Dealer will validate furniture layouts and requirements for each area. Lionakis will assist Owner, if requested, in the selection of OPE items.
- Assist Owner with questions related to typical furniture layouts developed by Furniture Dealer including exam room furniture and equipment.
- Finish and Material Selections: Attend meetings led by Furniture Dealer to advise Owner on material finish and grade selection. Includes up to three (3) meetings working with Dealer and Owner to develop finish palettes for modular, ancillary freestanding and specialty furniture.
- Assist Owner, if requested, with research and assembly of specifications for OPE items.
- Create coded floorplan for OPE items; products not provided by Furniture Dealer.
- Mechanical, Electrical, Plumbing and Audio-Visual Coordination: Assist Owner and Dealer with furniture and equipment coordination related to M/E/P. This may require adjustments to power and data locations
- Attend up to six (6) web-meetings, as needed to touch base with Owner and Team.

### Procurement Phase

- FFE Quotes Review: Owner to review OPE vendor quotes and Furniture Dealer's final quote after completion of documents and selections. It is assumed that while the Owner will own these tasks, they may seek the advice of Interior Designer and that minimal input may be required.
- Furniture and/or OPE items Purchase Orders: Once Owner has reviewed purchase orders, they may seek the advice on specific items from Interior Designer.

### Construction Installation Phase

- Requests for Information: Assumes up to eight (8) hours of assistance related to furniture and equipment RFI's.
- Furniture Finishes and Equipment Punch: Assist Owner in performing a single-phase furniture and equipment punch walk. Document punch items and provide to Owner for distribution.
- Update generic OPE plans for Owner information.

### CLARIFICATIONS

- Additional consulting work resulting from changes made subsequent to approved design documents shall be considered additional services.
- Inventory of existing furniture or equipment to be relocated is not part of the services outlined above.

### Duplication of Construction Support and Administration

- As you are aware, the SFM is requiring their review and approval to all RFI's, ASI's, some submittals and PCO's. Lionakis will now be required to double the amount of distribution and monitoring of tasks prior to finalizing with contractor. This will also affect the Construction Management effort and coordination between all parties involved. In addition to E-Builder uploads, Lionakis will use internal tracking systems.

### COMPENSATION

1. Based on the scope changes described above, consultants' additional scope, and our project management we propose the following increase in fees:

Permitting and Plan Review	\$92,750.00	
Geotechnical	\$1,760.00	
CA Process with SFM	\$42,100.00	
Code Resolution	\$9,720.00	
		\$41,900.00

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Added Radio	\$41,900.00
Extended CA	\$45,960.00
FF & E Support	\$47,810.00
<b>Total Scope Change Amount:</b>	<b>\$282,000.00</b>

2. Reimbursable expenses for reproduction of plans and plots, mileage, postage, etc. are not included in above fees and shall be invoiced at cost with 10% mark-up as noted in our original agreement.

As stated previously, we anticipated additional scope would be required during construction and increased the fees for this phase when we revised/finalized the State documents after positive bid results. These anticipated fees (**\$282,000 noted above**) are reflected in the 3-page estimate and Budget Summary Table documents together with additional State reimbursement of A/E and CM fees. This lowered the County's previously committed cash match substantially. This add service will now balance out with noted State Reimbursement and does not require additional county funds.

As you will note, we have already performed some of this additional unforeseen scope of work and consultants would like to invoice. Can you please provide an amendment to our current contract at your earliest convenience. We appreciate the opportunity to provide this proposal and please do not hesitate to contact me if you require any additional information.

Sincerely,



Maynard Feist, AIA  
Principal