

COUNTY OF YOLO
General Services Department

WORK AUTHORIZATION
ARCHITECTURAL/ENGINEERING SERVICES
Amendment #2

Agreement Number: 20-123

BOS Agreement Number: 20-123

General Services Number: 4153

Project: Cache Creek Nature Preserve Visitor Center

Contractor: NORR Associates, Inc.

Contact Person: Matthew Shighihara, AIA, LEED AP, Principal **Phone:** 916-453-3810

Project Description:

| | |
|---------------------------|--|
| Site Area and Description | Approximately 3-acre improvement area, new parking lot, onsite roadway improvements, grading/drainage, well and septic system improvements + Trail System |
| Building Types | CMU building, Pre-Engineered, steel frame, sheet metal roof and siding and concrete spread footings |
| Buildings | 1. Durable CMU Building 6,600 SF – Conditioned (LEED Silver) 2. Pre-Engineered Building 2,700 SF – Partially conditioned 3. Pre-Engineered Covered Building 1,200 SF – Non-conditioned |
| Below Grade Construction | Footings/foundations |
| Schedule and Phasing | 8-10 month design, 10-12 month construction |

The project consists of multiple building types. A Schematic Design Package has been prepared for use in preliminary price estimating and Planning Entitlement Submittal. Scope is based around a program outlined above.

Task Definition, Assumptions and Deliverables:

Task 1 – Cache Creek Nature Preserve Visitor Center

Task 1(A) - Schematic Design (for Structural, Civil, MEP Systems only)

1. Architect to coordinate with consultant team
2. Review the Client's statement of requirements and evaluate site information provided by the Client.
3. Review applicable statues, regulations, code and by-laws to the extent necessary to meet the requirements of the Project.
4. Prepare schematic design documents shall generally consist of site civil,

- grading/drainage/underground utility plans, structural systems, principal building MEP systems, single line diagrams and base engineering calculations.
5. Present schematic design information for Client review and cost estimate.
 6. Incorporate Architecture, Landscape Design and Client comments into the design documents.
 7. Prepare final Schematic Design documents for Client sign off.

Scope assumptions:

- Perform LEED Charrette and Checklist
- All buildings shall be sprinklered
- New pre-engineered building shall be metal structured frame, metal roof and siding,
- insulated.
 - o Assume an excess collateral roof frame load of 10lbs/sf to support items like sprinklers, lighting, fans, etc.
 - o Assume spread footings for all buildings.
- Verify fire access lane/route is load compliant for fire truck access.
- Pre-Engineered building will be “unconditioned space” according to the Title-24 definition (less than 10 btu/hr-ft) and will not have general building heating or cooling
- systems. Provide whole building ventilation system in the proposed design

Deliverables:

- Schematic plan layout of building Architecture
 - o Update project space program and area calculations.
 - o Structural grid and floor plans.
 - o Conceptual exterior elevations and building sections.
 - o Exterior and interior color and materials pallet.
- Schematic structural framing plans and foundation plan. The schematic plans will include the contents listed below:
 - o Define the gravity and lateral system.
 - o Identify the location and extent of the gravity and lateral system.
 - o Define concrete column locations for concrete podium and basement to accommodate the parking, retail spaces and offices.
 - o Define the basement/foundation system.
- Civil Engineer to prepare grading, drainage, and underground utilities plan
- Electrical documents will include schematic plans for lighting and general and production equipment power, single line diagrams, schedules.
- Mechanical documents will include plumbing, roof drainage, forced air ventilation, schedules.
- Owner to contract on Third Party Commission Agent.
- LEED Goals, Checklist, prepare BOD and register project.
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Task 1(B) - Design Development:

- Based upon schematic design solution approved by the Client, prepare additional information to further depict the character and scope of the Project.
- Develop site plan, floor plans with interior layouts, individual building elevations and sections.

- Select materials and prepare selected details as required to complete a development permit application.
- Integrate preliminary engineering designs into the development permit submission.
- Assist the client in making the development permit application with the authority having jurisdiction.
- Assist the Client in presenting and reviewing the Project design with the authority having jurisdiction.
- Review and respond to comments during the development permit review and approval process.

Deliverables:

- Collaborate with Owner to further develop floor plans and elevation.
- Architectural floor plans, reflected ceiling plans, interior and exterior elevations, casework, specialty details, door, window and finish schedules
- Structural Design Development Documents will include the contents as listed below.
 - o Refined and updated structural framing plans and basement/foundation plan from Schematic Design.
 - o Define the column sizes.
 - o Define the foundation system with detailed information such as size and reinforcement.
 - o Typical notes and details.
 - o Building elevations identifying the structural wall, window support system and exterior skin support design.
 - o Building sections.
- Electrical documents will include design development plans for lighting and general and production equipment power, single line diagrams, schedules, product selection.
- Mechanical documents will include design development plumbing, roof drainage, forced air ventilation, schedules, product selection.
- Architectural, Civil, Structural, MEP, Landscape outline specifications.
- Verify and update LEED Checklist

Task 1(C) - Construction Documents:

- Based upon the approved development permit documents, prepare construction drawings and specifications in sufficient detail to communicate the design intent for the Project.
- Obtain instruction from the Client on the preparation of bidding information, conditions of contract, bidding instructions and other tendering information to be incorporated in to the construction documents.
- Incorporate specifications, tendering instructions and other requirements provided by the Client into the construction documents.
- Review applicable statutes, regulations, codes and by-laws to the extent necessary to meet the requirements of the Project.
- Assist the Client to apply for and obtain a building permit for the Project.
- Review and respond to comments from the authority having jurisdiction during the building permit application process.

Deliverables:

- Architectural floor plan, exiting plan, reflected ceiling plan, exterior elevations, specialty details, door, window and finish schedules.
- Structural Construction Documents will include the contents as listed below.
 - o Finalized structural drawings including all items listed in Design Development with all updates and revisions.
 - o Structural calculations.
 - o Special Inspection form filled out by the SEOR. This form will be provided to the architect to fill out the remainder of the form and obtain signatures from the appropriate parties.
- Civil, grading, Civil, grading, drainage and utilities layout (pertaining to the building compound area only. No off-site work is anticipated for this proposal). Storm Water Pollution Prevention Plan (SWPPP) is listed below as an optional service.
- Electrical documents will include plans for lighting and general and production equipment power, single line diagrams, schedules, Title 24 calculations.
- Mechanical documents will include plumbing, roof drainage, general building exhaust air ventilation, schedules, details and Title 24 calculations.
- Architectural, Civil, Structural, MEP, Landscape project specifications.
- Process building department plan review and permitting.
- Verify and update LEED Checklist

Task 2 – Trail System

Schematic Design:

1. Architect to coordinate consultant team.
2. Review the Client's statement of requirements and evaluate site information provided by the Client.
3. Review applicable statutes, regulations, codes and by-laws to the extent necessary to meet the requirements of the Project.
4. Prepare schematic design documents shall generally consist of site landscape and signage plans, civil, grading/drainage/underground utility plans, structural systems, principal building MEP systems, single line diagrams and base engineering calculations.
5. Present schematic design information for Client review and cost estimate.
6. Incorporate Architecture, Landscape Design and Client comments into the design
7. documents.
8. Prepare and submit the necessary grant package, as determined by the County.
9. The scope for Task 2 – SD is understood as including the items below:
 - o SD level development of trailhead parking and restrooms
 - o (2) trailheads with 'you are here maps' (Nature Preserve and Woodland Reiff property)
 - o ADA accessible portions of trail at (2) trailheads above
 - o Schematic design of parking, restrooms, drinking water and signage at Woodland-Reiff property trailhead
 - o Wayfinding signage to (3) prominent trails (Storz Lake Loop, Reiff Trail and Wild Wings Loop)
 - o (8) mile markers
 - o (24) interpretive sign locations (assume 1 per quarter mile)
 - o (1) directional sign along Reiff Trail (at Teichert-Muller bridge location)
 - o (8) benches in shady locations (1 per mile)
 - o (1) at grade pedestrian crosswalk at County Rd 94B

o Native and drought-tolerant plantings and native trees along the trail
(water sources allowing)

Scope Assumptions:

- No topographic survey at this phase
- No photometric studies at this phase
- No retaining walls or structural design

Deliverables:

- Schematic plan layout of trail system and trail heads
- Grant submittal package

Task 3 – Public Meetings

- Consultant will work with Yolo County to participate and assist with four (4) public outreach/engagement meetings to fulfill the requirements of the Rural Recreation and Tourism and Regional Park Grant guidelines.
- Consultant will also review a draft survey developed by County staff and review feedback from the survey to incorporate into the Visitor Center and trail design.

Task 4 – Project Meetings

- Consultant will attend and participate into ten (10) project team meetings with the County to develop designs and manage the project, including one site visit to walk the proposed trail system.

Task 5 – Topographic Survey & Base Mapping for Nature Center

- Horizontal and vertical control, including boundary ties, per Agency Control Data
- Research current record maps, deeds and easements.
- Perform field survey to collect data for boundary resolution.
- Topographic survey for civil design, including setting project control and benchmarks.
- Determine utility inverts for design (based on being able to physically determine inverts and does not include potholing).
- Create a topographic base map showing property lines and easements created from the Preliminary Title Report (to be provided by the Client), record data, and the topographic survey. This base map will be used in our analysis and design.
- Supply Client with electronic file (AutoCAD).

Task 6 – Cost Estimating

- Provide a comprehensive cost estimate at 100% DD milestone and 50% CD milestone
- Estimates formatted based on CSI divisions similar to a schedule of values provided by contractor during bidding.
- Provide escalation scenarios depending on grant funding and timeline day.

10% Contingency

- Funds can only be expensed following written authorization by the Manager of Natural Resources.

| Task | Amount |
|--|----------------------|
| 1. Nature Preserve Visitor Center | \$ 456,387.00 |
| 2. Trail System | \$ 75,000.00 |
| 3. Public Meetings | \$ 16,500.00 |
| 4. Project Meetings | \$ 13,850.00 |
| 5. Topographic Survey & Base Mapping for Nature Center | \$ 7,540.00 |
| 6. Cost Estimating | \$ 17,500.00 |
| Sub-Total | \$ 586,777.00 |
| 10% Contingency | \$ 58,678.00 |
| Total | \$ 645,455.00 |

Total Cost for Work Order Authorization: \$645,455

NORR will bill on a time-and-materials basis consistent with the 2020-2023 Fee Schedule included in Agreement No. 20-123 (Agreement for On Call Consulting Svcs).

All expenses associated with this Work Authorization will be paid by the Cache Creek Resources Management Plan fund (122106329723250).

Start Date: July 1, 2021

Completion Date: June 30, 2023

Approval: _____ Date: _____

Ryan Pistochini
Director, General Services

Account: Acct Unit: Activity: Activity Code: