



# MARIPOSA COUNTY

Public Works · (209) 966-5356



## **RESOLUTION - ACTION REQUESTED 2016-416**

MEETING: August 2, 2016

TO: The Board of Supervisors

FROM: Tony Stobbe, Public Works Director

RE: Approve a Third Amendment to the Agreement with ARG

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### **RECOMMENDATION AND JUSTIFICATION:**

Approve a Third Amendment to the Professional Services Agreement with Architectural Resources Group (ARG) by Amending the Scope of Services to Include Providing a Segmentation by Construction Discipline Specialty of the Courthouse Plans and Specifications and Increasing the Compensation by \$10,240 for Total Not-To-Exceed Amount of \$148,270; and Authorize the Board of Supervisors Chair to Sign the Amendment.

At the July 12, 2016 Board of Supervisors meeting the Board approved Resolution 2016 - 374 which directed the Public Works Director to revise and segment the Plans and Specifications for the Courthouse Project into various construction discipline bid packages in the desire to attain an increased project interest within the construction contractor community.

This contract amendment serves to add the required project scope and to fund the additional work required by Architectural Resources Group (ARG) by increasing the compensation amount by \$10,240.

### **BACKGROUND AND HISTORY OF BOARD ACTIONS:**

At the July 12, 2016 Board of Supervisors meeting the Board approved Resolution 2016 - 374, authorizing Public Works to modify the plans and specs of the previously approved courthouse project by separating it into smaller projects.

### **ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

The Board could choose to provide alternative direction to Public Works regarding the execution of the approved project segmentation.

### **FINANCIAL IMPACT:**

**Sufficient funding to support this item is available in the project budget.**

### **ATTACHMENTS:**

**ARG Third amd (PDF)**

**ARG 2nd amd (PDF)**

**ARG 1st amend (PDF)**  
**ARG C# 15-006 (PDF)**

**CAO RECOMMENDATION**

Requested Action Recommended

  
\_\_\_\_\_  
Mary Hodson, CAO 7/28/2016

**RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]**  
**MOVER:** Kevin Cann, District IV Supervisor  
**SECONDER:** Merlin Jones, District II Supervisor  
**AYES:** Smallcombe, Jones, Long, Cann, Carrier

**THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**

**THIS THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT** is made and entered into this 2nd day of August, 2016 by and between the County of Mariposa, a political subdivision of the State of California, hereinafter referred to as “**County**” and Architectural Resources Group, hereinafter referred to as “**Consultant**”.

**WHEREAS**, the **County** and **Consultant** have heretofore entered into an Agreement dated September 9, 2014, wherein Contractor agreed to provide Engineering Services for the Mariposa County Courthouse Rehabilitation Project; and

**WHEREAS**, **County** and **Consultant** have heretofore entered into a First Amendment to Professional Services Agreement dated March 1, 2016 to increase compensation by Nine Thousand Dollars (\$9,000) for a total compensation of One Hundred Thirty Four Thousand, Two Hundred and Ninety Dollars (\$134,290) in order to add additional project scope relating to additional assigned responsibilities associated with the development and coordination of Bid Document Specifications, design, and coordination of ADA plans and specifications and performance of Title 24 Calculations concerning lighting.

**WHEREAS**, **County** and **Consultant** entered into the Second Amendment dated April 25, 2016 to increase compensation by Three Thousand Seven Hundred and Forty Dollars (\$3,740) for a total compensation of One Hundred Thirty Eight Thousand and Thirty Dollars (\$138,030), in order to add project scope relating to additional assigned responsibilities associated with revision of specifications, bidder questions, evaluation, communication, walkthrough, and expenses.

**WHEREAS**, **County** and **Consultant** desire to further amend said Agreement to increase the compensation by Ten Thousand Two Hundred and Forty Dollars (\$10,240) for a total compensation of One Hundred Forty Eight Thousand, Two Hundred and Seventy Dollars (\$148,270) and add project scope to develop a series of limited scope packages and a Phase I project for the Mariposa County Courthouse.

**NOW THEREFORE**, the parties hereto in consideration of the mutual covenants herein recited, hereby agree as follows:


1. Paragraph 4.01 "Compensation" is hereby amended to provide that additional compensation in the amount of Ten Thousand Two Hundred and Forty Dollars (\$10,240) will be added to the original contract of One Hundred Twenty Five Thousand, Two Hundred Ninety (\$125,290) for a total not to exceed amount of One Hundred Forty Eight Thousand, Two Hundred and Seventy Dollars (\$148,270).

2. Paragraph 3.01 "Scope of Services" is hereby amended in order to add additional project scope to develop a series of limited scope packages and a Phase I project for the Mariposa County Courthouse as set forth in Exhibit "A" hereto.

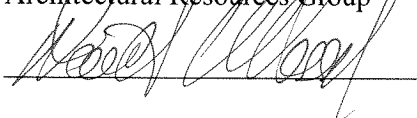
3. Except as herein amended, the Agreement dated September 9, 2014, shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be executed on the date first above written.


COUNTY OF MARIPOSA:

  
John Carrier, Chairman  
Board of Supervisors  
8-3-16  
(Date)

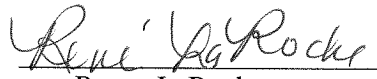
CONTRACTOR:  
Architectural Resources Group

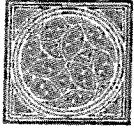
  
7/28/16  
(Date)

APPROVED AS TO FORM:

  
Steven W. Dahlem  
County Counsel  
8-3-16  
(Date)

ATTEST:

  
Rene LaRoche  
Clerk of the Board  
8-3-16  
(Date)



Architectural  
Resources Group

Pier 9, The Embarcadero, Suite 107  
San Francisco, California 94111

argsf.com

18 July 2016

Mike Healy, PWLF  
Deputy Director  
Mariposa County  
Department of Public Works  
Mariposa, CA 95338

RE: Mariposa County Courthouse Rehabilitation, Amendment 3 Proposal

Dear Mike,

Below is our fee proposal for an Amendment to our contract with the County to develop a series of limited scope packages and a Phase One project for the Mariposa County Courthouse. As discussed, we recommend considering the required project components in the following order, based on both the relative urgency of the work and the logical, cost-effective grouping of tasks for constructability.

1. Base Project 1:
  - a. Clock tower rehab: paint removal, repairs, painting (except decorative clock faces)
  - b. Structural work at tower, at chimney, and in attic space
  - c. Main roof replacement, including gutters, etc.
2. Base Project 1, Alternate 1: Structural work at foundation and below security equipment
3. Base Project 1, Alternate 2:
  - a. Vault bracing
  - b. New high vault roof
  - c. Coating at low vault roof
4. Base Project 2:
  - a. Electrical upgrade (interior only, not new exterior lighting), including power to new junction box at main entrance
  - b. Required woodwork cutting, patching and finishing at electric work
5. Base Project 3:
  - a. Exterior wood (except tower) (highly recommend doing all of this work together)
    - i. Paint removal, siding/trim repair
    - ii. Window and door repair, including all new hardware except wireless activator at main entrance (to be included in Base Project 4)
  - b. Exterior plaster repair
  - c. Painting of wood and plaster
6. Base Project 3, Alternate 1: Decorative painting at tower and pediment (This could be separately contracted with a sign painter; it could also be separated into two tasks: the tower clock faces could be done after completion of Project 1)

7. Base Project 4: Accessibility work at entrance
- Site work/parking
  - Stair modification and new ramp
  - Main entrance wireless bollard-mounted door activator
  - Exterior lighting

The cost estimate will address the four new packages and alternates. It will also consider the specific current market conditions in Mariposa (previously received bid results, re-analysis of unit costs, re-analysis of contractor markup structure), and the impact of overlapping costs generated by breaking down the project scope into separate packages. Based on the estimated costs for each of the above scopes, the available funds, and the potential timing of the work, we will work with you to assemble the bid package for a preferred Phase One project, with additive alternates.

Our fees for the repackaging of the project are:

- 1 Drawing Revisions to create the four base projects with alternates:
  - a. 8 hrs @ \$140 = \$1,120
  - b. 2 hrs @ \$160 = \$320
- 2 Estimate of four base projects and alternates: Estimator: 24 hrs @ \$170 = \$3,600
- 3 Conference call to review scope and costs and determine preferred Phase One project and additive alternates:
  - a. 1 hr @ \$140 = \$140
  - b. 1 hr @ \$160 = \$160
- 4 Package Phase One project, including alternates:
  - a. Finalize drawings: 4 hrs @ \$140 = \$560
  - b. Edit specifications for limited scope of Phase One project: 8 hours @ \$160 = \$1,280
- 5 Coordinate with County: 4 hrs @ \$140 = \$560
- 6 Phase One Pre-bid walkthrough: 10 hours @ \$140 = \$1,400 (if our attendance is not needed, we can adjust our fee)
- 7 Phase One Addenda/Bidder questions: 2 hours @ \$140 = \$280
- 8 Phase One Bid evaluation: 2 hours @ \$160 = \$320

Total Fee: \$9,740

Estimated expenses (mileage, lodging, etc): \$500 (primarily for pre-bid walk-through) will be invoiced as spent)

This Amendment will increase ARG's contract by a total of \$10,240.

Please call if you have any questions.

Best regards,



Cathleen Malmstrom, AIA  
Architectural Resources Group