

County of Lassen
ADMINISTRATIVE SERVICES



CHRIS GALLAGHER

District 1

DAVID TEETER

District 2

JEFF HEMPHILL

District 3

AARON ALBAUGH

District 4

TOM HAMMOND

District 5

Richard Egan

County Administrative Officer

email: coadmin@co.lassen.ca.us

Julie Morgan

Assistant to the CAO


email: jmorgan@co.lassen.ca.us

MEMORANDUM

October 31, 2019

County Administration Office
221 S. Roop Street, Suite 4
Susanville, CA 96130
Phone: 530-251-8333
Fax: 530-251-2663

TO: Board of Supervisors
Agenda Date: November 12, 2019

FROM: Richard Egan, County Administrative Officer 

SUBJECT: Lassen County Historic Courthouse – Lionakis Agreement

RECOMMENDATION: That the Board: Authorize the County Administrative Officer to sign agreement in the amount of \$183,591.00 with Lionakis to provide architectural and engineering services for Demolition – Phase 1 of the Historic Courthouse Project

PRIOR BOARD ACTIONS: Several. Beginning in 2015, Lease-Purchase Financing was secured for making improvements to the Historic Courthouse and Courthouse Annex (Project).

In 2015, the Board awarded an agreement to Lionakis to provide architectural/engineering services for that Project; following a competitive RFP process. The Board amended that agreement twice (first amendment dated April 19, 2016, second amendment dated June 12, 2018), which included preparing and presenting the Lassen County Courthouse Square Due Diligence Report to the Board of Supervisors on June 11, 2019.

By Resolution No. 18-046 the Board approved receiving of up to \$8,450,000 in grant funding from the State of California for renovations to the Historic Courthouse and grounds, including the Courthouse Annex. Renovations can include:

- Preserving the historic, architectural and cultural value of the Courthouse buildings and grounds
- Constructing Americans with Disabilities Act (ADA) improvements for providing reasonable availability to and usability by the disabled
- Performing mandated building code compliance to provide reasonable safety from seismic, fire and other hazards for occupants and visitors. Including energy efficiency improvements such as lighting, windows, heating, ventilation and cooling, mechanical and plumbing, and electrical modernization.
- Renovating vacated courtrooms and offices into usable space.

7. Technical specifications outlining all aspects of the demolition scope of work:
 - a. Hazmat specifications by CC.
 - b. Deconstruction specifications of historically significant features by P&T.
 - c. Architectural and structural demolition specifications by Lionakis.
 - d. MEP and low voltage specifications by Glumac.
 - e. County shall provide Front-End Documents outlining bidding and contracting requirements.
8. One site visit by architectural, structural, mechanical, and electrical disciplines to confirm design conditions, including information provided by the 3D Mapping Model and coordinate with the County.
9. Submit completed demolition documents to Lassen County Building Department for review. Address plan review comments as required for approval.
10. Deliverables:
 - a. Demolition Documents Package
 - b. Vertical Circulation Study, including opinion of probable cost for each option.

Bidding

1. Participate in on-site Bid Walk to answer questions and provide general direction and support regarding the scope of work (Lionakis - Architectural).
2. Answer RFIs and prepare any addenda, as may be required.
3. Provide support/information to assist the County in awarding the bid.

Demolition Administration

1. Attend on-site Kick-Off Demolition meeting (Lionakis - Architectural & Structural & P&T).
2. Attend regular construction meetings (via GoTo Meeting Platform)
3. Answer RFIs and evaluate change order requests.
4. Submittal review, review of pay applications, review of as-built documents, warranties/guarantees.
5. Conduct on-site Punch List walk-through and issue punch list (all disciplines).
6. Project Closeout Documentation:
 - a. P&T will provide a summary report documenting the satisfactory disposition of historically significant features during demolition. This report will be used for the reinstallation of historically significant features during Phase 3.

CLARIFICATIONS

Lionakis' services shall be limited to those expressly set forth above: scopes of work and/or deliverables not specifically listed above are not considered part of this agreement. Lionakis shall have no other obligations, responsibilities, or deliverables for the project except as defined in this proposal unless agreed to in writing or as provided in the Owner-Architect Agreement. Additionally, the following clarifications are noted:

1. Project Delivery Method – Design-Bid-Build
2. Lassen County shall be responsible for the following:
 - a. 3D Mapping Model
 - b. Existing Material Testing
 - c. Establishing the AHJ contacts for Lionakis to coordinate and submit
 - d. Payment for Project Permits
 - e. Determine Entitlement Requirements & Fees
 - f. Payment for Plan Review & Approvals
 - g. Provide Inspections during Construction
 - h. Provide security system and monitoring after demolition completion.
3. Changes required or scope of work added after approved phases and/or documents shall be considered additional services. No additional work shall proceed without authorization and direction of the County.
4. County shall retain Converse Consultants (CC) to prepare hazmat abatement drawings and specifications. CC shall solely be responsible for design, documentation, and abatement oversight of hazardous materials. CC shall hold Lionakis harmless against any claims arising out of hazmat design, documentation, and abatement activities.

Mr. Tony Shaw, Lassen County
Demolition Project, Lassen Historic Courthouse
October 30, 2019
Page 6 of 6

A/E TEAM & COMPENSATION

To provide the services and work described above, the table below outlines our proposed phased, fixed-fee for the project. Fees and direct expenses will be billed monthly on a percentage of completion basis.

Fee Summary

Phase	Duration	ARCH	STRUCT	SPECS	HIST	MECH	ELEC	TOTALS
Proposal, Scope Validation & Schedule	9/15-10/15/19	3,520	4,000		2,600	1,750	1,750	13,620
Demolition Documents	9/15-12/15/19	13,040						
Hazmat Abatement Coordination	10/15-11/15/19	2,960						
Best Value Vertical Circulation Studies	11/15-12/31/19	11,200						
Plan Review / Approval	12/16/19-1/15/20	2,680						
Design & Demolition Documents		29,880	32,500	5,300	18,630	7,650	7,650	101,610
Bidding	1/16-2/28/20	5,460	3,500	-	-	1,250	1,250	11,460
Demolition Administration	3/1-6/30/20	15,960	19,500	-	6,670	2,750	2,750	47,630
		54,820	59,500	5,300	27,900	13,400	13,400	174,320
Direct Expenses *		4,576	1,605		950	1,070	1,070	9,271
Totals		59,396	61,105	5,300	28,850	14,470	14,470	\$ 183,591

* Direct Expenses include reprographics and shipping/delivery charges, as well as travel expenses (mileage, lodging, per diem) to/from the project site from our offices in Sacramento. These expenses are fully outlined in the attached Schedule of Direct Expenses, Exhibit B.

Tony, we appreciate the opportunity to provide the foregoing proposal and look forward to working with you on this project. Should you have any questions, or if additional information is required, please call.

Sincerely,



Nicholas Docous, AIA
Principal

Attachments: Exhibit A – Proposed Schedule, October 30, 2019, Make Ready & Seismic Phases
Exhibit B - Schedule of Direct Expenses

	2019												2020												2021											
	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21							
Phase 1																																				
Make Ready Package																																				
1 3D Mapping																																				
2 Proposal																																				
3 Board Approval of Proposal (11/12)																																				
4 Design & Construction Documents																																				
5 Plan Review / Approval																																				
6 BoE Authorize RFP																																				
7 Issue RFP																																				
8 Bid																																				
9 BoE Authorize Contract for Make Ready Package																																				
10 Deconstruction Hazard Demolition																																				
11 Deconstruction																																				
12 Hazard Abatement																																				
13 Structure Opened Up for Visual Observation																																				
14 Best Value Vertical Circulation Studies																																				
Phase 2																																				
Seismic Improvements & Vertical Circulation																																				
15 Structure Opened Up for Visual Observation																																				
16 Design & Construction Documents																																				
17 Best Value Vertical Circulation Studies																																				
18 Best Value Vertical Circulation Presentation to BoE																																				
19 Structural & Vertical Circ Prequal w/ Wildan																																				
20 Plan Review / Approval																																				
21 BoE Authorize RFP																																				
22 Issue RFP																																				
23 Bid																																				
24 BoE Authorize Contract for Seismic/Vertical Circ Proj																																				
25 Construction																																				

Main Ready Package
Scope: Deconstruction of Historically Significant Features, Hazard Abatement & Removal, Demolition
Design Scope: 3D Mapping of Existing Spaces for Historical Purposes - document conditions
3D Mapping after Demo work has been completed
Considerations: Demolition on Bolder should be made as part of the Demo Design - 2020 winter will be seismic and vert circ in a cold shell

Seismic Improvements & Vertical Circulation
Scope: Seismic and other structural improvements including anchorage of Historically Significant Features, Vertical Circulation (either interior elevator or exterior elevator with freight safety stair serving second level)
Re-evaluate Seismic & Vert Circ Schedule after Demo Contract has started (i.e. getting GC's opinion on how soon wall carriers can be opened up to accelerate schedule and deliver 11 pag 50000

Exhibit B - Schedule of Direct Expenses

Reprographics	1,369
Shipping	250
Travel to/from Project Site (below)	7,652
	<u>\$ 9,271</u>

Standard Trip	Rate	Total	
Mileage	450 miles	0.58	261.00
Lodging	1 night	150.00	150.00
Per Diem	2 days	60.00	120.00
		531.00	say \$ 535

<u>Trips</u>	<u>ARCH</u>	<u>STRUCT</u>	<u>HIST</u>	<u>MECH</u>	<u>ELEC</u>	<u>TOTALS</u>
5/15/19 Demo Scope (Huntingdale)	286					286
6/11/19 Board Presentation (Docous / P&T)	946					946
Demolition Documents	535	535		535	535	2,140
Bidding	535					535
Demolition Administration	1,070	1,070	535	535	535	3,745
	<u>3,372</u>	<u>1,605</u>	<u>535</u>	<u>1,070</u>	<u>1,070</u>	<u>7,652</u>
<u>Reprographics & Shipping</u>						
Reprographics	954		415			1,369
Shipping	250					250
	<u>1,204</u>	<u>-</u>	<u>415</u>	<u>-</u>	<u>-</u>	<u>1,619</u>
Totals	4,576	1,605	950	1,070	1,070	\$ 9,271