

AMENDMENT #4
TO
COUNTY OF VENTURA CONTRACT #8338
WITH
MULLER WORTHY ARCHITECTS, A PROFESSIONAL
CORPORATION
FOR
ARCHITECTURAL AND ENGINEERING SERVICES

The County of Ventura (County) and Muller Worthy Architects, A Professional Corporation, hereby agree that the agreement identified as Ventura County Contract No. 8338 and Amendment Nos. 1, 2 and 3 (collectively, "Contract"), previously entered into by the parties is hereby amended with this Amendment No. 4 ("Fourth Amendment"), effective 7 November 2023 as follows:

1. **Amendment to Article 6: TERM.** Article 6 of the Contract is hereby amended to include the following: "The term of this Contract is hereby extended from December 15, 2023 through December 15, 2026."
2. **Amendment to Exhibit A.** Exhibit A to the Contract is hereby deleted in its entirety and replaced with the Exhibit A attached hereto and incorporated herein by this reference.
3. **Amendment to Exhibit B.** Exhibit B to the Contract is hereby deleted in its entirety and replaced with the Exhibit B attached hereto and incorporated herein by this reference.

Except as amended by this Fourth Amendment, all other terms and conditions of the Contract remain unchanged and in full force and effect.

The above terms and conditions are hereby agreed to and acknowledged by the parties' affixing signatures of their authorized representatives below.

**COUNTY OF VENTURA
CORPORATION**

MULLER WORTHY ARCHITECTS, A PROFESSIONAL

Signature

Authorized signature

Printed name

Printed name

Title

Title

Date

Date

CORPORATION

MULLER WORTHY ARCHITECTS, A PROFESSIONAL

Authorized signature

Printed name

Title

Date

* If a corporation, this Contract must be signed by two specific corporate officers.

The first signature must be either the (1) Chief Executive Officer, (2) Chairman of the Board, (3) President, or any (4) Vice President.

The second signature must be the (a) Secretary, an (b) Assistant Secretary, the (c) Chief Financial Officer, or any (d) Assistant Treasurer.

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.

Exhibit A

SCOPE OF WORK AND SERVICES

PROJECT DESCRIPTION: Ventura County Sheriff's Department, Calle Tecate

Location: Ventura County Sheriff's Department
3760 Calle Tecate
Camarillo, CA 93012

SCOPE:

Provide Professional Architectural / Engineering Services for the above-referenced project. The project involves tenant improvements for the Ventura County Sheriff's Department to be located at 3760 Calle Tecate in Camarillo.

The existing two-story building is approximately 82,000 sf. An area of approximately 18,000 sf will be allocated for an FBI tenant improvement. The FBI project is not included in this scope of work. The total Sheriff's Department tenant improvements will include office and warehouse areas totaling approximately 62,000 sf.

The project will be completed in seven phases.

SCOPE OF REQUIRED PROJECT PROFESSIONAL SERVICES:

I. Conceptual / Pre-Design Phase:

1. Client meetings to discuss the building program and review the proposed design concepts.
2. Architectural / Engineering Fee negotiations.
3. Review and document existing site and building conditions.
4. Create up-to-date floor plan base drawings in AutoCad format.
5. Field review of the existing electrical systems by the project Electrical Engineer.
6. Field review of the existing HVAC and plumbing systems by the project Mechanical and Plumbing Engineer.
7. Develop conceptual floor plans based upon the Ventura County Sheriff's building program.

Proposed Conceptual / Pre-Design Budget = \$32,000.00

Exhibit A

II. Schematic Design & Opinion of Construction Costs:

1. Refine the Schematic building floor plans.
2. Develop schematic Architectural site, floor, roof and reflected ceiling plans.
3. Document the existing electrical power and lighting and start to develop the electrical tenant improvement systems.
4. Meet with the Tenant's I.T., telecommunications, and security systems providers.
5. Develop an Estimate of Probable Construction Costs based upon the schematic floor plans.
6. Meet with the Tenant and GSA project Manager to review the proposed design and the Estimate of Probable Construction Costs.

Proposed Schematic Design & Opinion of Cost Budget = \$67,500.00

III. Construction Document / Building Permit Processing:

1. Prepare Architectural Construction Documents based upon the Client-approved schematic design drawings.
2. Provide Electrical Engineering for power and lighting systems.
3. Provide Mechanical Engineering for modifications to the building HVAC systems.
4. Provide Plumbing Engineering for modifications to the building plumbing systems.
5. Structural Engineering for exterior dock infill, trash enclosure roof design and storage rack anchoring.
6. Coordinate the final design with the Tenant's I.T., telecommunications, and security systems providers.
7. Provide interior finish material selections.
8. Prepare Construction Specifications.
9. Submit and process the Construction Drawings for plan check review with the County of Ventura Building & Safety, and Fire Departments.

Proposed Construction Document / Permit Processing Budget = \$205,500.00

Exhibit A

IV. Construction Administration JOC:

1. Provide clarifications and assistance to the Contractor during the Bidding process.
2. Respond to RFI's during bidding and construction.
3. Attend monthly construction meetings.
4. Conduct on-site observations as may be necessary.
5. Review Contractor submittals.
6. Review potential change orders.
7. Review applications for payment.
8. Prepare punch-list observations and summaries at the completion of the project.
9. Prepare of record drawing base cad drawings and issue final pdf drawing files.

Proposed Construction JOC Administration Budget = \$61,500.00

V. Construction Administration PWA Public Bid:

1. Respond to permitted Construction Document review comments prepared by Ventura County Public Works. Update the drawings where necessary.
2. Provide clarifications and assistance to the Contractor during the Bidding process.
3. Respond to RFI's during bidding and construction.
4. Attend monthly construction meetings.
5. Conduct on-site observations as may be necessary.
6. Review Contractor submittals.
7. Review potential change orders.
8. Review applications for payment.
9. Prepare punch-list observations and summaries at the completion of the project.
10. Prepare of record drawing base cad drawings and issue final pdf drawing files.

Proposed Construction JOC Administration Budget = \$169,500.00

Exhibit A

VI. Construction Document / Building Permit Processing:

1. Client meetings to discuss the building program and review the proposed design and plan concepts.
2. Review and document existing site and the expansion area building conditions.
3. Create up-to-date floor plan base drawings in AutoCad format.
4. Update the floor plans to include the EOC improvements and the expanded second floor areas.
5. Prepare Architectural Construction Documents based upon the Client-provided schematic design drawing for the EOC.
6. Provide Electrical Engineering for power and lighting systems.
7. Update the building electrical switchgear and make provisions for emergency generator connections.
8. Provide Mechanical Engineering for modifications to the building HVAC systems.
9. Provide Plumbing Engineering for modifications to the building plumbing systems.
10. Structural Engineering for the exterior trash enclosure walls and roof, and roof strengthening for new HVAC equipment and antennae support.
11. Provide Surveyor Services to locate the property corners to determine the locations for the site fence enclosure.
12. Provide a preliminary assessment of the existing site drainage systems to determine why the property tends to flood along the southern border.
13. Coordinate the final design with the Tenant's I.T., telecommunications, and security systems providers.
14. Provide interior finish material selections.
15. Add a section for a raised flooring system to the project Construction Specifications.
16. Update the Construction Drawings as necessary to comply with the current California Building Code.
17. Resubmit and process the Construction Drawings for plan check review with the County of Ventura Building & Safety, and Fire Departments.

Proposed Construction Document / Permit Processing Budget = \$180,500.00

Exhibit A

VII. Construction Administration:

1. Provide clarifications and assistance to the Contractor's during the Bidding process.
2. Respond to RFI's during bidding and construction.
3. Attend bi-monthly construction meetings.
4. Conduct on-site observations as may be necessary.
5. Review Contractor submittals.
6. Review potential change orders.
7. Review applications for payment.
8. Prepare punch-list observations and summaries at the completion of the project.
9. Prepare of record drawing base cad drawings and issue final pdf drawing files.

Proposed Construction Administration Budget = \$150,000.00

Total Proposed Architectural / Engineering Fee = \$866,500.00

Items Not Included Under Above Scope of Services:

The following work or services shall be invoiced as Reimbursable Expenses per our "Standard Conditions of Agreement" which is attached and forms a part of this Agreement:

1. Agency Fees.
2. Drawing Reproduction.
3. Planning Entitlement Permit Processing.
4. Express Mail Delivery.
5. Asbestos Reports.
6. Exterior Accessibility Analysis or Site Access Modifications, CASP Reports.
7. Building Energy Commissioning or LEED Certifications.
8. High-Piled Storage Permitting.
9. Structural Engineering Design for Additional Roof-Top Equipment.
10. Hazardous Materials Analysis Studies or Permitting.
11. Emergency Generator Systems Design.
12. Topographic Survey, Soils Report(s), Geotechnical Studies.
13. Civil Engineering and Landscape Architecture.
14. Detailed Construction Cost Estimates.
15. Photographs, Presentation Renderings.
16. Security, Alarm, Computer Systems Design.
17. Fire Suppression Engineering.
18. Furniture / Equipment Selection.
19. Other services requested by the Client, which are not expressly included in the Scope of Services outlined above.

Exhibit B

FEES AND PAYMENTS

Consultant shall complete each task set forth below for the total cost(s) indicated for that task. Upon completion of the task, Consultant shall promptly deliver the deliverable(s) associated with that task to County, along with an invoice setting forth the amount due for that task, based on the total cost(s) set forth below. County shall issue payment within 30 days of County's receipt of such invoice and acceptance of the deliverable(s).

All work will be performed on a time-and-materials basis and will be invoiced against the total approved purchase order.

ARCHITECTURAL SERVICE COST ESTIMATE:

1. Basis of Compensation: Total compensation shall be a fixed fee of five hundred thirty-six thousand dollars (\$536,000.00) and shall be broken down as follows:
 - A. Conceptual / Pre-Design \$32,000.00
 - B. Schematic Design & Opinion of Cost \$67,500.00
 - C. Construction Document / Permit Processing \$205,500.00
 - D. Construction Administration JOC \$61,500.00
 - E. Construction Administration Public Bid \$169,500.00
 - F. Proposed Construction Document/Permit Processing Budget \$180,500.00
 - G. Proposed Construction Administration Budget \$150,000.00
 - TOTAL \$866,000.00**

The Payments under this Contract shall not exceed **\$866,500.00**. Any payments in excess of this sum shall require an amendment to the Contract signed by both parties.