

SUPPLEMENTAL SERVICES AGREEMENT NO. 8
ARCHITECTURE & ENGINEERING CONSULTING SERVICES

THIS SUPPLEMENTAL SERVICES AGREEMENT NO. 8, hereinafter referred to as Supplemental Agreement, is made and entered into this ____ day of _____, 2025, by and between the County of Lake, hereinafter referred to as COUNTY, and Strata Architecture Planning Management, hereinafter referred to as CONSULTANT:

W I T N E S S E T H:

WHEREAS, the COUNTY has entered into a General Services Agreement dated May 21, 2024 with CONSULTANT to perform services in support of professional architecture and engineering consulting services; and,

WHEREAS, the COUNTY and CONSULTANT now desire to also enter into this Supplemental Agreement with the scope of services described herein for architectural services related to the Structural Upgrade and Renovation of Lake County EOC / OES building.

NOW, THEREFORE, IN CONSIDERATION OF the covenants and agreements herein set forth, it is hereby agreed:

1. The General Services Agreement remains in full force and effect, and in the performance of this Supplemental Agreement CONSULTANT is held to all provisions and the terms of the General Services Agreement.

2. PROJECTS

The projects covered by this Supplemental Agreement shall include the following:

Architectural services related to Structural Upgrades and Renovation of the Lake County EOC/OES building.

3. SCOPE OF WORK

The scope of work covered by this Agreement is described in the Scope of Work and Cost Proposal prepared by CONSULTANT for each facility, which is attached as Exhibit "A".

4. COMPENSATION

As full compensation for all work or services to be provided by CONSULTANT hereunder, County shall make payments to CONSULTANT based on monthly invoices for all services performed under this Agreement. Invoices shall reference the project title and include a detailed breakdown of work items completed to date and the cost of work remaining. Invoices shall be separate for each facility. Payment will be based on time and materials. Invoices are due and payable upon receipt. The total fee for the project will not exceed \$127,956.00, as allocated by building in Exhibit "A", without prior approval of the County. Upon satisfactory completion of services summarized in Exhibit "A", the final payment of any balance will be due upon receipt of the final invoice. The final invoice shall be submitted within 60-calendar days after completion of the CONSULTANT's work.

5. TERM

CONSULTANT shall begin immediately on the work as assigned and this AGREEMENT shall remain in full force for a period of two (2) years from the date of approval or until terminated by either party.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first written above.

County of Lake, a political
subdivision of the State of California

CONSULTANT

By _____
Chair, Board of Supervisors



Strata Architecture Planning Management
Bennett Martin, Principal

ATTEST: SUSAN PARKER
CLERK TO THE BOARD

By _____

APPROVED AS TO FORM:
LLOYD GUINTIVANO
COUNTY COUNSEL



STRATA^{AP}

September 30, 2025

Lars Ewing
Lake County Public Services Director
County of Lake, Department of Public Services
333 Second Street
Lakeport, California 95453

Reference: Emergency Operations Center (EOC) - Building Renovation
Subject: *Architecture & Engineering Proposal*

Dear Lars,

STRATAap is pleased to submit the following proposal for Architectural and Engineering Services related to the Lake County Emergency Operations Center (EOC). STRATA a|p will prepare the required construction documentation for approval by the AHJ. STRATA a|p will also perform construction administration and quality assurance services as required by the County through project completion.

The Project consists of providing bid documentation (plans and specifications) to identify the complete scope of the structural upgrade to bring the building in compliance with Essential Service building code requirements. New electrical/lighting/fire alarm and mechanical/plumbing systems are planned as part of the interior renovation. Coordination of county requirements for all low voltage for data communications is also included in the base project design scope. Documentation requirements will reflect county Standards. The service outline is noted below.

STRATAap proposes to provide the following Architectural services:

Scope of Services –

- Meetings with County staff if required and Sherriff to determine program.
- Field observation of existing conditions.
- Review recommendations with County & Sherriff.
- Preparation of construction documents.
- Provide 3rd party construction cost estimate.
- Construction Administration during the construction of the project and project closeout.
- Meetings, as necessary.
- Produce final record drawings from contractor as-builts.

Design Fee: \$127,956.00

If further services are requested by the County and agreed upon, additional services will be charged based on the attached 2024 rate sheet. If you find that this proposal is acceptable Strata AP is prepared to enter into a formal District agreement for professional services.

STRATA ARCHITECTURE & PLANNING
635 BROADWAY SONOMA, CALIFORNIA 95476
INFO@STRATAAP.COM 707.935.7944



Please contact me at Strata AP at (707) 935-7944, if you have any questions regarding this proposal, or would like to discuss your project further. We look forward to working with you and your representatives on this new project.

Sincerely,

Bennett Martin, Assoc. AIA Principal

Exclusions:

1. Hazardous materials identification and abatement. Does not include materials testing or hazardous material assessment.
2. Travel expenses are included in the proposal.
3. Civil Engineering.
4. Fire Protection design. If the Building department requires fire protection other than fire alarm an add service request will be provided to the County for review and approval.
5. Reproduction expenses are not included in this proposal. To be billed as identified on the attached 2024 rate sheet.
6. Accessibility improvements. Accessibility improvements must be made to meet the requirements of Article 11B-202.4 of the California Building Code. For projects below the current threshold of \$200,000, there is a 20% additional spending requirement to comply with the current building code. There is no specific \$\$ limit for projects of greater value than \$200,000. This project will exceed the threshold, as such a plan for accessibility measures would need to be determined. This may include, path of travel, building entrances, restrooms, drinking fountains and parking, and may require additional design and engineering services to identify possible areas to address access compliance if PRMD enforces full code conformance. For the purposes of this proposal the 20% requirement is accounted for. A separate proposal will be provided depending on the level of compliance PRMD requests up and above the 20% compliance requirement.

Considerations:

The project consists of design for lateral strengthening of the Lake County Training Center to meet current Code for a Risk Category IV building. The existing structure is a manufactured metal building with a lateral force resisting system consisting of steel moment frames and diagonal rod cross bracing at the roof. Design for two schematic strengthening options will be provided for use in obtaining rough order of magnitude (ROM) cost estimates to be prepared by Others: 1) interior shear wall/braced frames; and 2) exterior diagonal steel buttresses. Some interior foundations may be required to meet lateral load resistiveness. Calculations performed for the schematic strengthening options will be used in the preparation of construction document level calculations should the project move forward.



Foundation plans and design loads from original construction drawings by Winzler & Kelly dated 2/28/92 are assumed to be as-built documents and will be used in the structural evaluation for lateral strengthening. Field investigation will be performed by the design to document the existing structural framing elements required for the lateral strengthening/analysis. The Owner will need to provide for the removal of finishes/ceiling and provide ladders/scissor lifts as necessary for the design team to field measure and document this existing structural framing. We anticipate the destructive testing to be invasive.

[illegible]

[illegible]

Total Consultants											\$42,696	
Total A/E Fees											\$127,956	
Travel expenses											\$0	
Misc Expenses, Reproduction and delivery,											\$0	
Permit and Plan Check fees.											\$0	NIC pd by client
HCAi Plan check fees											\$0	NIC pd by client
DSA Submittal fees											\$0	NIC pd by client
Health Dept fees											\$0	NIC pd by client
											\$127,956	

Billing Percentages												
Phase	Percent	Fee										
Design Development	25%	\$31,989.00										
Construction Documents	53%	\$67,816.00										
Bidding	1%	\$1,279.56										
Construction Phase	5%	\$63,97.80										
Close Out	1%	\$1,279.56										
Total Base Fee	100%	\$127,956.00										

STRATA^{AP}

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PO BOX 1207 SONOMA, CALIFORNIA 95476

INFO@STRATAAP.COM 707.935.7944

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HOURLY RATES AND REIMBURSABLES as of January 1, 2024

Principal	\$275.00 Per hour
Senior Associate	\$225.00 Per hour
Project Manager	\$200.00 Per hour
Project Architect	\$195.00 Per hour
Construction Administrator	\$185.00 Per hour
Job Captain	\$165.00 Per hour
Intermediate Architect	\$155.00 Per hour
Designer	\$125.00 Per hour
Draftsman	\$115.00 Per hour
Clerical	\$95.00 Per hour

Reimbursables:

In-house plots	24"x36"	\$5.75 each
	30"x42"	\$8.50 each
In-house photo copying		
Letter size		\$0.18 each
11x17		\$0.40 each
Large format		\$4.50 each
Outside Blueprinting/Reproduction		Invoice plus 20%
Travel with prior approval		
Vehicle mileage		\$0.67 per mile.
Out of area		Direct cost plus 15%
Miscellaneous expenses		Invoice plus 20%

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EXHIBIT A