

# CONTRACT ROUTING SHEET

Date Prepared: May 5, 2016

Need Date: May 20, 2016

**PROCESSING DEPARTMENT:**

Department: Procurement & Contracts  
Dept. Contact: Linda Silacci-Smith *JS*  
Phone: x5417  
Department Head Signature: *msj*

**CONTRACTOR:**

Name: Capital Engineering Consultants  
Address: 11020 Sun Center Drive #100  
Rancho Cordova, CA 95670  
Phone: (916) 851-3500

**CONTRACTING DEPARTMENT:** CAO - Facilities

Service Requested: Engineering and architectural support services regarding the replacement of the heating, venting, and air conditioning (HVAC) building system at the County's South Lake Tahoe Johnson Boulevard facility  
Expanding Scope of Services and increasing NTE by \$48,800.00

Contract Term: 2 Years - No change Contract Value: \$88,800.00

Compliance with Human Resources requirements? Yes:                      No:                     

Compliance verified by: Email to HR for Approval - 05/05/16

**COUNTY COUNSEL:** (Must approve all contracts and MOU's)

Approved: ✓ Disapproved:                      Date: 5/18/16 By: *MS*

Approved: ✓ Disapproved:                      Date:                      By:                     

*Conditional:* ① See change p 10, 3, Article III  
② Add description of services to be provided by subcontractors in Ex 1-A  
③ Add Amend Article XIII to reflect authorization for additional subcontractor T&E.

EL DORADO COUNTY COUNSEL  
MAY 18 2016  
APR 8: 08

5/25/16 - changes incorporated - JS

PLEASE FORWARD TO RISK MANAGEMENT. THANKS!

**RISK MANAGEMENT:** (All contracts and MOU's except boilerplate grant funding agreements)

Approved: ✓ Disapproved:                      Date: 5-19-16 By: *MS*

Approved:                      Disapproved:                      Date:                      By:                     

EDCHR/RISK

'16 MAY 18 PM 02:00

**OTHER APPROVAL:** (Specify department(s) participating or directly affected by this contract).

Departments:                       
Approved:                      Disapproved:                      Date:                      By:                       
Approved:                      Disapproved:                      Date:                      By:

AGREEMENT FOR SERVICES #160-S1610

AMENDMENT I

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This Amendment I to that Agreement for Services #160-S1610, made and entered into by and between the County of El Dorado, a political subdivision of the State of California (hereinafter referred to as "County"), and Capital Engineering Consultants, Inc., a California Corporation duly qualified to conduct business in the State of California, whose principal place of business is 11020 Sun Center Drive, Suite 100, Rancho Cordova, California 95670 (hereinafter referred to as "Consultant").

**RECITALS**

**WHEREAS**, Consultant has been engaged by County to provide engineering and architectural support services regarding the replacement of the heating, venting, and air conditioning (HVAC) building system at the County's South Lake Tahoe Johnson Boulevard facility, in accordance with Agreement for Services #160-S1610, dated October 5, 2015, incorporated herein and made by reference a part hereof; and

**WHEREAS**, the parties hereto have mutually agreed to expand the scope of services and increase the total amount of said Agreement by \$48,800.00 for a new not-to-exceed amount of \$88,800.00, hereby amending **ARTICLE II – Scope of Services** and **ARTICLE III – Compensation for Services**.

**NOW THEREFORE**, the parties do hereby agree that Agreement for Services #160-S1610 shall be amended a first time as follows:

**ARTICLE II**

**Scope of Services:** is hereby amended to include additional services as outlined in Exhibit "A-1" marked "Supplemental Scope of Work" and add an additional subcontractor, TEE as outlined in Exhibit "B-1" marked "Additional Subcontractor Fee Schedule", both attached hereto and incorporated herein by reference.

**ARTICLE III**

**Compensation for Services:** is amended to increase the total amount of the Agreement by \$48,800.00 for a not to exceed amount of \$88,800.00, inclusive of all Work Orders, costs and expenses.



IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to that Agreement for Services #160-S1610 on the dates indicated below.

-- COUNTY OF EL DORADO --

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Mollie Purcell  
Purchasing Agent  
Chief Administrative Office  
"County"

-- CONSULTANT --

CAPITAL ENGINEERING CONSULTANTS, INC.  
A California Corporation

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
John Lionakis  
Vice-President  
"Consultant"

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
Corporate Secretary

## Exhibit A-1 Supplemental Scope of Work



**CAPITAL**  
ENGINEERING CONSULTANTS, INC.

RE: EL DORADO COUNTY JOHNSON CENTER HVAC REPLACEMENT  
SOUTH LAKE TAHOE, CA

SUBJECT: SCOPE/FEE

Capital Engineering Consultants Inc. (Capital) is pleased to offer the following (revised) proposal for engineering and related architectural support services for the referenced project.

### 1.0 PROJECT DESCRIPTION

#### 1.1 OVERVIEW

- A. The project consists of the strategic upgrading of the El Dorado County Government Center Building at the corner of Al Tahoe and Johnson Boulevard in South Lake Tahoe.
- B. There are three mechanical rooms, each with an existing 40 year old multi-zone unit. One with seven (7) zones and two with eleven (11) zones each. Each unit is located in a mezzanine mechanical room with a R-22 DX condensing unit on the roof above. The MZ unit consists of a return fan, furnace, DX coil section, filters, supply fan, mixing dampers and zone branches.
- C. The scoping phase evaluated several potential strategies and the recommended scope of the project is to replace the furnace and the DX coil in the unit with a new hot deck/cold deck section utilizing a slab hot water coil and dual circuit, intertwined DX coil. The hot water coil shall tie to a small boiler within the mechanical room and the DX coil to a new air cooled R-410a condensing unit on the roof in place of the existing R-22 unit, typical for each of the three systems.
- D. The return fan, supply fan and filter section would be reused and rehabilitated (cleaned, lubed, new bearings etc.).
- E. All new controls are required, and will be sole sourced from L&H Airco.

# Exhibit A-1 Supplemental Scope of Work

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## 1.2 SYSTEMS AND/OR FEATURES

A. As noted above the primary work involves mechanical equipment replacement but affected systems include:

1. Roof patching and flashing.
2. Electrical power distribution including some disconnect and reconnect.
3. Structural anchorage and support plus some possible reinforcing, depending on weight of new components.
4. Gas piping.
5. Refrigerant and hot water piping and supports.
6. Reuse of Air intakes and exhaust.
7. Condensing unit and Boiler installation.
8. Vibration isolation.
9. Ducting modifications.
10. Controls.

## 2.0 SCOPE OF SERVICES

### 2.1 STUDY PHASE

A. Evaluate cause of poor comfort conditions in corridor.

### 2.2 FINAL DESIGN PHASE

- B. Develop permit drawings and specifications and submit to the County for review and plan check. Specifications are based on Capital's standard In-House adaptation of the MasterSpec<sup>®</sup> published by ARCOM for AIA.
- C. Incorporate comments from County in-house review and building department.
- D. Finalize construction documents suitable for bidding by County's pre-qualified contractors.

### 2.3 BIDDING AND PRECONSTRUCTION / CONTRACTOR ON-BOARDING PHASE

- A. Assist the County in responding to pre-bid questions and issue clarification and or addendums clarifying the design/documentation,
- B. Assist the County in pre-bid contractor site walk and project briefing.

### 2.4 CONSTRUCTION PHASE

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## Exhibit A-1 Supplemental Scope of Work

Page 3 of 5

- A. Assist the County in responding to Contractor RFI's and in approving Contractor's schedule of values and construction schedule.
- B. Issue change order documents as required to correct drawing errors and omissions or to clarify the documents based on discovered field conditions.
- C. Weekly site visits during construction.
- D. Review of contractor shop drawings and submittals

### 2.5 CLOSE-OUT PHASE

- A. Prepare record drawings based on contractor's field modifications and change orders issued during the project.
- B. Review air balance and Operation and Maintenance Manuals submitted by contractor.
- C. Perform and final observation.

### 3.0 MATERIALS AND SERVICES PROVIDED BY OTHERS

#### 3.1 OUR PROPOSAL IS BASED ON CERTAIN SERVICES AND/OR MATERIALS BEING PROVIDED BY OTHERS. These include:

- A. Reproduction of drawings, specifications and reports for in-house distribution to the Owner's staff and record copies of construction documents for the Owner's use.

#### 3.2 EXCLUSIONS

- A. Testing and Inspection
  - 1. Capital is not a testing agency and cannot inspect, only observe.
  - 2. Destructive testing and/or demolition or physical components including ceilings in order to observe the state or condition of mechanical equipment.
  - 3. Measurement and verification efforts.
  - 4. Asbestos investigations/surveys/abatement efforts.
- B. Upgrade to the existing electrical, structural or architectural for other than what is needed to support the mechanical scope.
- C. Design services to provide alternate bid items.
- D. Employment of special sub consultants at the request of the Owner.
- E. Preparation of owning or operating cost studies.
- F. Formal computerized life cycle cost analyses
- G. Preparation of maintenance or operating manuals.
- H. Owner requested changes to the design after acceptance of phase or during construction.

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# Exhibit A-1 Supplemental Scope of Work

- I. Cost estimating.
- J. Work involved in securing utility company rebates.
- K. Additional time over and above the normal and customary to clarify, negotiate or otherwise respond to unreasonable or inaccurate interpretations of the code by the code officials including circumstances where we become 'caught in the middle' between code interpretations of office reviewers and field reviewers.
- L. Commissioning of building systems, services related to the development of commissioning plans and services related to support third party commissioning of the building.
- M. Design services related to LEED certification of building, studies necessary to determine feasibility of LEED certification and the preparation or coordination of the documentation necessary for LEED certification.
- N. Post construction assistance such as preparation of operating and maintenance manuals, post occupancy evaluations,

### 3.3 WARRANTY

#### A. Terms and Conditions of Service

- 1. Capital Engineering Consultants Inc. (Capital) makes no warranty, either expressly or implied, as to our findings, recommendations, specifications or professional advice, except that these were promulgated after being prepared in accordance with generally accepted professional engineering practices.
- 2. Third Party Liability: Capital does not guarantee the completion of performance contracts by the construction contractor(s) or other third parties, nor is it responsible for their acts or omissions, or for the safety of the contractor(s) work.

### 3.4 INSURANCE LIMITS

- A. Fee proffered anticipate Professional Liability Insurance burden in the maximum amount of \$1,000,000.00. Should a greater amount of insurance be required, an upward adjustment of quoted fee may be necessary.

### 4.0 FEES

#### 4.1 BASIC SERVICES

Fee By Phase						
	Study Phase	Final Design	Precon	Construction	Close-out	Total
Capital	2500	15000	2000	13500	1500	32000



## Exhibit A-1 Supplemental Scope of Work

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Arch Nexus		2500	250	1000	250	4000
Miyamoto		3000	300	1000	250	4550
TEE		3750	250	1500	250	5750
Total	2500	24250	2800	17000	2250	48800

CAPITAL ENGINEERING CONSULTANTS, INC.