

**THIRD AMENDMENT
TO THE AGREEMENT BETWEEN THE COUNTY OF TEHAMA
AND LIONAKIS**

This Amendment to Agreement Number 2015-294, dated September 15, 2015, as amended by Agreement 2017-124, as amended by Agreement 2022-265 by and between the County of Tehama (County) and Lionakis (Consultant) (the “Original Agreement”) shall be amended as set forth herein.

I. Section 1 of the Original Agreement is amended to read as follows:

1. RESPONSIBILITIES OF CONTRACTOR

- A. Consultant shall provide additional services to provide Furniture, Fixtures, & Equipment consulting services related to the Tehama County Corrections Reentry Center Project as set forth in Exhibit “B” attached hereto.
- B. Consultant shall provide architectural/engineering services for the fence replacement at the old Jail Parking Lot related to the Tehama County Corrections Reentry Center Project as set forth in Exhibit “C” attached hereto.
- C. Consultant shall further provide services for supplement civil construction administration services related to the Tehama County Corrections Reentry Center Project as set forth in Exhibit “D” attached hereto.
- D. In the event of a conflict between the provisions of the main body of this Agreement and any attached Exhibit(s), in the main body of the Agreement shall take precedence, followed by the Exhibits, in descending order, as indicated below:
Exhibit B, Exhibit C, Exhibit D

II. Section 3 of the Original Agreement is amended to read as follows:

3. COMPENSATION

- A. County shall pay Consultant a flat fee of \$2,041,621 for all services provided hereunder, except as expressly provided in Subsection (B), this flat fee is inclusive of all compensation, reimbursement, travel and mileage costs, or charges due to Consultant for services provided under this agreement.

B. The Maximum Compensation payable under this agreement, including any bidding reproduction expense for reimbursement, shall not exceed \$2,041,621. Consultant shall not be entitled to payment or reimbursement for any tasks or services performed except as specified herein. Consultant shall have no claim against County for payment of any compensation or reimbursement, of any kind whatsoever, for any service provided by Consultant after the expiration or termination of their Agreement. Consultant shall not be paid any amount in excess of the Maximum Compensation amount set for the above. Should Consultant receive any such payment, it shall immediately notify the County and shall immediately repay all such funds to the County. This provision shall survive the expiration or the termination of this Agreement.

It is mutually agreed that all other terms and conditions of Agreement Number 2015PA294 shall remain in full force and effect.

IN WITNESS WHEREOF, County and Contractor have executed this agreement on the day and year set forth below.

COUNTY OF TEHAMA

Date: _____

Chairman, Board of Supervisors

LIONAKIS

Date: October 29, 2025



Maynard Feist, Principal

115402
Vendor Number

August 2, 2024

Tom Provine
County Administrators Office
County of Tehama
727 Oak Street
Red Bluff, CA 96080

Re: Proposed Tehama County Jail Addition – SB 1022: Additional Services Furniture, Fixtures & Equipment consulting.

Dear Tom:

Per your request, we are requesting additional services fees to provide FF&E consulting services. The design team will provide consulting services to assist Tehama County; Owner Representative in the procurement of Furniture, Furnishings and Specialty Equipment (FF&E) for items not part of the Contractor Furnished, Contractor Installed FF&E scope. FF&E will be coordinated with the Owner's Sole Sourced Furniture Vendor for the new Tehama County Re-entry facility located in Red Bluff, CA which is approximately 21,188 square feet.

This request is based on the following scope:

- **Kick-off/ FF&E Process Meeting:** Attend an online kick-off meeting with Owner Representative, Interior Designer & Architect to review project scope, schedule, standards, procurement process and communication requirements. Owner Representative is to supply furniture and equipment budget for team to review and assess.
- **FF&E Procurement Schedule:** Assist Owner, if requested, in developing overall schedule to coordinate furniture process and procurement milestones.
- **FF&E Development:** Research FF&E types based on construction document cut sheets, room templates, Owner comments and/or direction in previous project user meetings.
- **Preliminary Specification Package:** Develop a preliminary draft of FF&E specifications package and produce preliminary coded furniture and equipment plans in adherence to local building codes.
- **FF&E User Meetings:** Conduct up to three (3) FF&E user meetings to review layouts, quantities, present FF&E types, finishes and upholstery. These finishes shall be presented in a loose sample format and via digital concept boards. Meetings assumed to be online.
- **Coordination Meeting:** Participate in one (1) online meeting with Owner Representative and Information Systems representatives to review electrical and data requirements that must be accommodated with furniture systems, tables and electronic devices as required.
- **Kick-off Meeting with Vendor:** Attend an online meeting with Owner's Sole Sourced Furniture Vendor. Intent of the meeting is to review proposed work plan, schedule, communication plan and product offering.
- **FF&E Packages:** Prepare final FF&E packages as coordinated with architectural constraints, electrical lighting, and data locations. Forward to Vendor for further coordination.
- **Furniture Backgrounds:** Prepare furniture backgrounds and issue to Vendor.
- **Vendor Validation Packages:** Review intermittent Vendor furniture validation packages and proposals for conformance. Assume up to three (3) rounds.
- **Final Vendor FF&E Packages:** Review Furniture and Specialty Equipment final Vendor packages which shall include plans and quotes for review and comment.
- **CA Coordination Meetings:** Attend FF&E coordination meetings to assist in the coordination of proposed product changes, layout adjustments, procurement status and installation by Vendor. Assumed up to ten(10) online meetings.
- **FF&E Punch:** Assist Owner in performing a single phase furniture and equipment punch walk. Document punch items and provide to Owner for distribution.

- **Final Documentation Set:** Package final FF&E documentation and provide Final Conformed Document set to Owner.

With the above in mind, we propose this added scope of services for Architectural, Interior Design & Electrical Engineering.

Services and deliverables shall coincide with the current contract.

CLARIFICATIONS

1. Our services shall be limited to those expressly set forth above. If scope or deliverables is specifically not listed above, they are not considered part of this proposal. Lionakis shall have no other obligations, responsibility, or deliverables for the project except as agreed to in writing.
2. Following are not part of the services outlined above: Inventory of existing furniture and/or equipment.
3. Additional meetings and scope shall result in additional services.
4. Additional services warranted if procurement of FF & E results in more than a singular phase.
5. Additional services will be required if FF & E will go through a formal bid process. Procurement and coordination will be through Owner's selected furniture vendor.
6. Recreation yard equipment, exercise equipment, kitchen equipment or appliances, televisions, mattresses, or property bags are excluded from this scope of work.
7. Field verification of dimensions and conditions shall be by vendor.
8. Additional consulting resulting work due to changes to approved selections and/or design documents shall be considered additional services....

ADDITIONAL SERVICES COMPENSATION

1. We request the following additional fees for work provided to-date and to complete the Construction Documents phase. Based on the review process and changes to-date, for increases during Construction Administration we request the additional fees for anticipated services as presented below:

Interior Design:	\$63,650
Architectural Coordination:	\$5,250
Electrical Engineering:	<u>\$5,300</u>
Total:	\$74,200

2. Reimbursables and Direct Expenses are included within the above amounts.

We genuinely appreciate your attention to our request for this very important project and are looking forward to continuing our work with you. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,



Maynard Feist, AIA
Principal

November 19, 2024

Tom Provine
County Administrators Office
County of Tehama
727 Oak Street Red Bluff, CA 96080

Re: Additional Services Proposal
Fence Replacement at the Old Jail Parking Lot
Tehama County Jail Addition – SB 1022

Dear Tom:

Lionakis is pleased to submit the following amendment for the Fence Replacement at the Old Jail Parking Lot project located at Red Bluff California.

DESCRIPTION OF PROJECT

This amendment consists of the following requested additional scope of work:

- Redesign Gate G05, including change from a swing gate to a rolling gate, the addition of an operator with entry/exit function, required power, controls, security, and protective bollards. Relocation of Pedestrian Gate G08 to the area North of the trash enclosure.
- Replacement of all chain link fences around the Old Jail Parking Lot. Addition of a 20-foot wide rolling gate (G10) and a Pedestrian Gate (G11) at the East end of the parking lot with a gate operator providing exit-only functionality. This will include the required power and controls routed from the old jail.
- Redesign of the paved and landscaped areas adjacent to Gates G05, G08, G10, and G11.

We propose a Scope of Services and Deliverables as follows:

SERVICES AND DELIVERABLES

Construction Administration

1. Identify the initial scope of work.
2. Collect as-builts of the existing jail and parking lot.
3. Develop preliminary design concept plans and perform initial code compliance reviews.
4. Provide the client with initial conceptual plans to confirm understanding of the scope.
5. Perform site investigation and survey of the existing parking lot. Document the existing conditions.
6. Investigate the power and data infrastructure in the old jail facility. Document the existing conditions.
7. Revise drawings as necessary based on site investigation findings, survey, and client feedback.
8. Provide the client with final conceptual plans for scope confirmation.

9. Revise the Architectural site plan and provide the client with final conceptual plans, and consultants with the updated Architectural site model for coordination.
10. Develop final Architectural, Electrical, and Low-voltage drawings to reflect the added scope of work.
11. Research gate operators, controllers, and other products not already in the project scope, and provide the client with product cut sheets for approval.
12. Provide specifications for the approved products.
13. Incorporate drawings and specifications into an Architect's Supplemental Instructions (ASI) for submission to the owner and contractor.
14. Issue the ASI for contractor pricing and construction.
15. Review contractor-prepared Potential Change Order (PCO).
16. Review and respond to Submittals.
17. Respond to any contractor Requests for Information (RFI's).
18. Conduct a punch walk and punch list for the completed work.

CLARIFICATIONS

Lionakis' services and deliverables related to this additional scope shall be limited to those expressly set forth above. If the scope of work or deliverables are not specifically listed above they are not considered part of this agreement. Lionakis shall have no other obligations, responsibilities, or deliverables for the project except as agreed to in writing or as provided in the Owner-Architect Agreement.

1. We will utilize the following consultants for this project:
 - a. Civil Sharrah Dunlap Sawyer, Inc.
 - b. Electrical LP Consulting Engineers

COMPENSATION

1. We propose to provide these services and deliverables based on the information and scope of work described above for a fixed phase fee of **dollars (\$31,655.00)**. If this fee should meet with your approval we will forward you our standard agreement. Lionakis' hourly rate schedule is attached. Please note that these rates apply to 2024, and are adjusted at the end of each calendar year to reflect COLA and market-related forces.

Design and Construction Administration:	\$31,655.00
---	-------------

Total Contract Amount:	\$ 31,655.00
-------------------------------	---------------------

Tom Provine
Fence Replacement at the Old Jail Parking Lot
November 19, 2024

Page 3 of 3

We appreciate the opportunity to provide this proposal and are looking forward to working with you on this project. Please do not hesitate to contact me or Mike Davey if you require any more information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maynard Feist", with a stylized flourish at the end.

Maynard Feist
Principal

Encl.: 2024 Fee Schedule

March 24, 2025

Tom Provine
Tehama County Administrator
County of Tehama
727 Oak Street
Red Bluff, CA 96080

Re: Additional Services for Supplement Civil Construction Administration Services
Tehama County Corrections Reentry Center - SB 1022

Dear Tom:

Lionakis is pleased to submit the following amendment for the Additional Services for Supplement Civil Construction Administration Services project located at Red Bluff, California.

DESCRIPTION OF PROJECT

This project consists of the new construction of a story building with a tier Level of 21,188 gross square feet and associated site improvements. The building will include two (2) housing units. Each housing unit contains one 16-bed dormitory on Level 1 and another 16-bed dormitory on an upper-tier level, totaling 64 beds. The center will include multiple program spaces, non-contact visitation, various inmate and staff support spaces, a kitchen, and laundry space.

SERVICES & DELIVERABLES

Construction Administration

1. The following are additional Construction Administration Services beyond those covered in the original agreement dated September 24, 2015, Amendment Number 1 dated May 16, 2017, and Amendment Number 2 dated August 29, 2022.
 - a. Coordinated with PG&E for their revised design of the onsite and offsite electric and gas service (\$2,793).
This work occurred after the start of construction and after the PG&E approved gas and electric designs.
 - b. Coordinated with the Project Manager, Inspector, Contractor, and Geotechnical Engineer regarding wet soils (\$4,495).
 - c. Prepared over-excavation exhibit for review by the Geotechnical Engineer and Project Manager (\$2,489).
 - d. Coordinated with dry utilities regarding those underground facilities that will be removed (\$2,945).
This work occurred as a result of the contractor finding utilities that were not found and identified in the survey and/or the contractor finding utilities that are on the survey but not in the location shown in the survey.
 - e. Coordinated with AT&T and the Project Manager regarding the existing AT&T line to remain during the early stages of construction (\$1,465).
This is due to the contractor's phasing and AT&T coordination.
 - f. Coordinated with Architect regarding storm drain crossing of relocated sanitary sewer crossing from old Madison Street (\$3,671)

This additional work was covered under an ASI and included a redesign of the proposed sanitary sewer and storm drain along the west side of Old Madison Avenue. The size of the sewer services were revised and the grease interceptor bypass was removed which resulted in pipe invert changes. The sewer system with new inverts was redesigned and shown on the new plan. This created the need for a redesign of the storm drain to avoid conflicts which was done and reflected in the plans.

- g. Coordinated with AT&T and Charter Communications to obtain revised plans prepared by utilities and distributed them to the Project Manager, Inspector, and Contractor (\$2,460).

This work occurred as a result of the contractor finding utilities that were not found and identified in the survey and/or the contractor finding utilities that are on the survey but not in the location shown in the survey.

- h. Provided CAD files to various consultants and utilities following plan revisions (\$1,001).

This work occurred as a result of the contractor finding utilities that were not found and identified in the survey and/or the contractor finding utilities that are on the survey but not in the location shown in the survey.

- i. Unforeseen site meetings to address various issues (i.e. wet soils, utility conflicts, water redesign, storm drain utility conflicts)(\$3,406).
- j. Provide design and CAD services necessary to process the civil grading and utility plans through the City of Red Bluff Public Works Department for a delayed approval. This task also includes responding to City comments on other issues to obtain plan approval as well as adjustments to the proposed storm drain system to avoid conflicts with existing dry utilities (\$7,360).

In late 2023 after construction had started the new City of Red Bluff Public Works Director, notified us that the City had never approved the plans and that no work should commence in the public right of way until they approved plans. Our Civil Engineer prepared a submittal package for review by the City of Red Bluff Public Works Department.

The project contractor was very anxious to proceed with work on utilities in the public right of way and threatened to charge the project to demobilize and remobilize if the work in the right of way wasn't authorized quickly. Our Civil Engineer submitted the plan review package to the City of Red Bluff and it became obvious that the City was going to request several changes to the plans. The following tasks were carried out based on the City's comments:

- 1) *Assembled the new submittal to the City Public Works for public utilities and building for private utilities.*
- 2) *Relabeling the utilities and utility tables to reference new City standards.*
- 3) *Apply for an encroachment permit.*
- 4) *Provide previously prepared easements covering the public utilities onsite.*
- 5) *Revise plans to provide new asphalt for the Oak Street frontage to the center of Oak Street. Previously the plans showed tying to the existing pavement approximately 8 feet from the gutter lip. Addressing the comment required an additional overlay of approximately 15 feet.*
- 6) *Comments on the proposed canopy structure crossing Old Madison and showing how foundations were not placing loads on the new or proposed public utilities and how the utilities can be maintained without affecting the structure.*
- 7) *Provide revised street light locations.*
- 8) *Provide details and specifications for the grinder pump. Our Civil Engineer addressed this by adding mechanical sheets to the resubmittal.*
- 9) *Revise the connection to the existing sanitary sewer main in Oak Street. This required a new alignment and the addition of a manhole.*
- 10) *Revise the manifold water system for domestic and irrigation services.*

11) Work with Carl Harral for the preparation of a SWPPP, not previously required.

- k. Provide design and CAD services necessary to redesign the proposed 8" water main from old Madison Street to new Madison Street. The design includes the requirement to avoid existing electric, gas, telephone, and cable TV utilities as well as proposed dry utilities. This task also includes responding to City comments on the water main design to obtain approval (\$14,375).

The City Public Works Dept's response to Item j was a requirement to redesign the water system so the main was relocated from Old Madison to New Madison. The City was concerned about access for maintenance of a public main within the Tehama Jail fenced area. To locate the water main in Madison several dry utilities needed to be avoided. Our Civil Engineer provided a design based on conversations with the A/E Team and the City of Red Bluff for the preferred water main profile. The contractor then priced that design and indicated an alternative profile that could save cost, but would require approval by the City, PG&E, and AT&T. The plan was modified and re-reviewed by the City, PG&E, and AT&T for approval.

CLARIFICATIONS

Lionakis' services shall be limited to those expressly set forth above. If scope of work or deliverables is not specifically listed above they are not considered part of this agreement. Lionakis shall have no other obligations, responsibility or deliverables for the project except as agreed to in writing or as provided in the Owner-Architect Agreement.

1. We will utilize the following consultants for this project:

Civil Engineer: SDS

COMPENSATION

1. We propose to perform these services and provide the deliverables in conjunction with the information and scope of work described above for a phased fixed fee as presented below:

Construction Administration	\$46,460.00
Total Contract Amount:	\$46,460.00

2. Reimbursable expenses are included in the compensation for basic services as noted above. These charges include, but are not limited to expenses incurred which are directly related to the Project, such as reproductions, plans and plots for owner, agency use, standard form documents, postage, handling and delivery of Instruments of Service, and mileage. Please note that the State will require multiple review sets and documentation, rendering images on boards, etc.

We appreciate the opportunity to provide this proposal and are looking forward to working with you on this project. Please do not hesitate to contact me if you require any more information.

Sincerely,

Mike Davey, AIA
Principal