

AMENDMENT TO AGREEMENT NO. 23627

This AMENDMENT TO TULARE COUNTY AGREEMENT NO. 23627 is entered into on _____, 2008, between the COUNTY OF TULARE, hereinafter referred to as "COUNTY", and KLEINFELDER WEST, INC., hereinafter referred to as "CONSULTANT".

Whereas, COUNTY and CONSULTANT entered into an agreement to complete a long range comprehensive master plan for Mooney Grove Park, including biddable plans and specifications for the construction of the new "History of Farm Labor and Agriculture Museum" in Visalia, CA, on January 29, 2008, which has been designated as Tulare County Agreement No. 23627, and;

Whereas, CONSULTANT presented an option to COUNTY to expand the scope and size of the project to include an additional 7,000 square feet and a second story to the new Museum facility, and COUNTY wishes to excersize said option, and;

Whereas, additional architectural and engineering fees in the amount of \$132,561 and Geotechnical fees in the amount of \$13,900 are required to excersize said option;

ACCORDINGLY IT IS AGREED:

- A. Article 3 paragraph 3 on page 2 of Tulare County Agreement No. 23627 is amended in its entirety to read as follows: "COUNTY will pay CONSULTANT a not to exceed Fixed Fee equal to \$ 539,148 (*five hundred thirty nine thousand, one hundred and forty eight dollars*) for all work contracted in this Contract described as the Mooney Grove Park Master Plan including but not limited to delivery of biddable plans and specifications for the construction of the new "History of Farm Labor and Agriculture Museum" as described in Exhibit A - Scope of Work, and for all expenses as described in Exhibit B - Detailed Fee and Hourly Rate Schedule, and billed in accordance with Exhibit D - Payment Schedule."
- B. Exhibit A, pages 10 thru 17 of Tulare County Agreement No. 23627 are deleted and replaced with attached Exhibit A (Revised) in it's entirety.

C. Exhibits B, page 18 of Tulare County Agreement No. 23627 is deleted and replaced with attached Exhibit B (revised) in it's entirety.

D. Exhibit D, pages 24 and 25 of Tulare County Agreement No. 23627 are deleted and replaced with Exhibit D (Revised) in it's entirety.

E. All other terms and conditions of said Agreement No. 23627, shall remain in full force and effect.

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TULARE COUNTY AGREEMENT No. 23627-A

IN WITNESS WHEREOF, the parties have executed this AMENDMENT TO TULARE COUNTY AGREEMENT NO. 23627 as of the day and year first written above.

COUNTY

CONSULTANT

CHAIRMAN, BOARD OF SUPERVISORS

Signature

Typed Name

Signature

Typed Name

COUNTY OF TULARE
2800 West Burrel
Visalia, CA. 93291

Consultant Name and Address

ATTEST: Jean Rousseau
County Administrative Officer/Clerk of
The Board of Supervisors of the
County of Tulare

BY: _____

APPROVED AS TO FORM

County Counsel

**EXHIBIT A
SCOPE OF WORK
(REVISED)**

UNDERSTANDING OF PROJECT

On January 21, 2008 Kleinfelder presented to the Board of Supervisors a vision for Mooney Grove Park, and on January 28, 2008 the Board of Supervisors approved the concepts and directed staff to negotiate a contract for services.

The proposed work plan is comprised of four main Phases: 1. Base Map Development; 2. New History of Farm Labor and Agriculture Museum; 3. 20-Year Mooney Grove Park and Museums Master Plan and; 4. Existing Museum Rehabilitation.

The focus of Phases 1 & 2 will be for the completion of a base survey map of the Park for use on this and future projects as they are developed, and the design of the new CCHE grant-funded History of Farm Labor and Agriculture Museum. The proposed concept approved by the Board was for a metal-framed structure iconically representing the form of a traditional Tulare County barn, infused with modern elements and new technology. The grant funding construction period expires on September 15, 2009.

Phase 3 will complete a comprehensive 20-year Master Plan for Mooney Grove Park and Museums. The Master Plan will incorporate the historic character of the park with current and anticipated future demands. The Master Plan will recommend appropriate renovations, improvements, expansions and/or relocation of existing facilities. The Master Plan will also propose new features which will be compatible with the current users. Additionally the master plan will evaluate and recommend access to the new History of Farm Labor and Agriculture Museum, and the integration of the new museum and conceptual elements into the park. The last element of the Master Plan is the conceptual development of a historic Tulare County Main Street, consisting of relocating existing historic buildings into a linear pattern for display and interpretation facilities. The historic buildings will provide display and interpretation space for the Tulare County Museum's collection.

Phase 4 calls for the reconfiguration of the existing museum, to allow for securing a portion for use as office, curation and collections management space. (As discussed above, the historic buildings will serve as additional display and interpretation spaces for this museum.)

DETAILED WORK PLAN

PHASE 1. BASE MAP DEVELOPMENT

- I. Perform supplemental field survey of park
- II. Identify all wet and dry utilities
- III. Prepare Base Map (no ALTA to be included)
- IV. New Museum civil engineering
- V. Geotechnical Report for New Museum (Kleinfelder Amendment)

Consultant Team: Kleinfelder, Provost & Pritchard
Duration: 8 Weeks
Cost: \$69,400

Total Duration Phase 1 **8 Weeks**
Total Base Map Development **\$69,400**

PHASE 2. NEW HISTORY OF FARM LABOR AND AGRICULTURE MUSEUM

- I. **Kick-off Meeting and start-up**
 - A. Kick-off meeting with County staff: clarification of scope and schedule
 - B. Scope revision
 - a) Schedule test
 - b) Budget test
 - c) Flow-chart

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard
Duration: 2 weeks – concurrent with Phase 1
Cost: \$17,400

- II. **Programming** (Curation, Display, Exhibit, and Office Space)
 - A. Review of collections data provided by County
 - B. Consultation with Curator
 - C. Review with County staff (1 meeting) (Assumes conceptual design approval at meeting in order to meet critical schedule)

Consultant Team: Kleinfelder, Cioffi
Duration: 2 weeks – concurrent with Phase 2 Task I
Cost: \$15,000

- III. **Schematic Design**
 - A. Refinement of original conceptual sketches
 - a) Review with County staff (1 meeting) (Assumes complete design approval at meeting in order to meet critical schedule)

Consultant Team: Kleinfelder, Cioffi, Cornerstone
Duration: 3 weeks – concurrent with Phase 2 Task II

Cost: \$23,500

IV. Design Development

- A. Refinement of schematic design
- B. Review with County (1 review consisting of a conference call)
- C. Preparation of cost estimate
- D. New Museum civil engineering and plan review (Schematic and Design Development)

Consultant Team: Kleinfelder, Cioffi, Cornerstone, Provost & Pritchard

Duration: 5 weeks

Cost: \$52,000

V. Construction Documents

- A. Preparation of construction documents for bidding
- B. Review with County staff (2 reviews at 50% & 90%) (assumes reviews are solely for plancheck, and will be expedited to meet critical schedule)

Consultant Team: Kleinfelder, Cioffi, Cornerstone

Duration: 7 weeks

Cost: \$153,000

VI. Bid Support & Reimbursables

- A. Upon approval of the Construction Documents by the County, Kleinfelder will assist with the bidding and procurement of the project including addendum preparation

Consultant Team: TBD

Duration: 10 weeks

Cost: \$16,000 lump sum

Total Duration Phase 2	23 Weeks
Total New Museum Costs	\$276,900

PHASE 3. 20-YEAR MOONEY GROVE PARK AND MUSEUMS MASTERPLAN

I. Kick-off Meeting and start-up

- A. Kick-off meeting with County staff: clarification of scope and schedule
- B. Scope revision
 - a) Schedule test
 - b) Budget test
 - c) Flow-chart

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard

Duration: 2 weeks

Cost: \$17,250

II. Data-gathering and site inventory

- A. Site walk and survey of existing conditions
- B. Site evaluation during high use
- C. Documentation
- D. Research park standards

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard

Duration: 2 weeks

Cost: \$17,250

III. Historic Buildings and Conceptual Mainstreet Plan

- A. Assessment and Documentation
 - a) Photo-documentation
 - b) As-built Measurement
 - c) Identification of Character-defining Features
 - d) Visual Structural Assessment
 - e) Historic Research
 - f) Conceptual Mainstreet layout

Consultant Team: Kleinfelder, Cioffi, Cornerstone

Duration: 16 weeks (Concurrent with Phase 3 Task III-VI)

Cost: \$56,300 (deliverables include: historic summary [as available]), measured floorplans of each building and structure, photographs of each elevation and interior, and survey forms of each elevation and interior) (Note: This will not include rehabilitation, preservation, or restoration recommendations)

IV. Outreach #1

- A. Community outreach meeting to obtain public input (1 meeting [concurrent meeting for park and museums])
- B. Review with County staff (1 meeting)
- C. Summary of results of meetings prepared for County

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Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard

Duration: 1 week (concurrent with Phase 3 Task II)

Cost: \$9,200

V. Schematic Design

- A. **Site Design**
 - a) Additional Research
 - b) Main Entry
 - c) Mooney Boulevard Frontage
 - d) Mooney Boulevard Intersections
 - e) Circulation
 - f) End of Trail Access Areas
 - g) Pavilions
 - h) Lake Area
 - i) Fountains and Monuments
 - j) Veterans Memorial

- k) Disc Golf
- l) Ponding basin/amphitheater
- m) Concession Building/area
- n) Maintenance and Caretaker Area
- o) Perimeter Areas
- p) Creek Design
- q) In-fill Planting
- r) Infrastructure

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard
Duration: 9 weeks
Cost: \$35,100

VI. Public Outreach #2

- A. Community Workshop (1meeting)
- B. Meeting with County staff (1 meeting)

Consultant Team: Kleinfelder, Sierra, Provost & Pritchard, Cioffi
Duration: 1 week
Cost: \$9,200

VII. Final Conceptual Master Plan Document

- A. Plan View
- B. Elevations or Cross-sections of Major Elements
- C. Perspectives
- D. Dry Utilities
- E. Domestic Water
- F. Sanitary Sewer
- G. Recharge Water and Waterways
- H. Storm Sewer
- I. Internal Circulation and Parking Evaluation
- J. Descriptive Text
- K. Mainstreet Conceptual Plan

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard
Duration: 4 weeks
Cost: \$16,000

Total Duration Phase 3	20 Weeks
Total Master Plan Costs	\$160,300

PHASE 4. EXISTING MUSEUM REHABILITATION

I. Kick-off Meeting and start-up

- a) Kick-off meeting with County staff: clarification of scope and schedule
- b) Scope revision
- c) Schedule

- d) Budget
- e) Flow-chart

Consultant Team: Kleinfelder, Sierra, Cioffi, Provost & Pritchard
Duration: 2 weeks
Cost: Included with Phase 3 Task I

II. Preparation of As-Built Drawings

- a) Measure Existing Building
- b) Photo-document Existing Conditions
- c) Develop Floorplans

Consultant Team: Kleinfelder, Cioffi, Provost & Pritchard
Duration: 2 weeks
Cost: Included with Phase 3 Task III

III. Programming

- a) Exhibit Space
- b) Curation
- c) Storage
- d) Office

Consultant Team: Kleinfelder, Cioffi
Duration: 2 weeks
Cost: \$13,250

III. Conceptual Design

- a) Phased Plan
- b) Review with County (1 review assumed)

Consultant Team: Kleinfelder, Cioffi
Duration: 3 weeks
Cost: \$2,000

IV. Design Development

- a) Review with County (1 review assumed)

Consultant Team: Kleinfelder, Cioffi
Duration: 2 weeks
Cost: \$2,000 (assumes County to construct interim modifications)

Total Duration Phase 4	11 Weeks
Total Existing Museum Rehabilitation Cost	\$17,250

ADMINISTRATIVE COSTS

I. Administrative expenses

- a) Sub-consultant administrative overhead

Consultant Team: Kleinfelder
Duration: life of contract
Cost: \$15,298

Total Duration Administrative Costs Contract	Life	of
Total Administrative Cost	\$15,298	

PROJECT DURATION:

Total Duration Phase 1 Base Map Development	8 Weeks
Total Duration Phase 2 New Museum Design	25 Weeks
Total Duration Phase 3 20 Year Master Plan	25 Weeks
Total Duration Phase 4 Existing Museum Rehabilitation	11 Weeks
Total Duration Including Concurrent Activities	62 Weeks

PROJECT COST:

Total Cost Phase 1 Base Map Development	\$69,400
Total Cost Phase 2 New Museum Design	\$276,900
Total Cost Phase 3 20 Year Master Plan	\$160,300
Total Cost Phase 4 Existing Museum Rehabilitation	\$17,250
Sub-total Cost All Phases	\$523,850
Total Cost Reimbursable and Administrative fees	\$15,298

Total Cost	\$539,148
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Notes:

1. Master Plan design elements will stop at the schematic level until completion of Phase 3 Task IV. County will review contents of Master Plan and negotiate any additional services required at that time.
2. Reimbursable costs are included in each Phase's costs, and will be included in each invoice per Exhibit B. Administration costs shall be shown as a separate line item on invoices, not to exceed lump sum total.

- 3. Additional meetings above and beyond those specified in the scope of work shall be billed according to the Hourly Rate Schedule in Exhibit B per actual attendees. Travel costs shall be billed at actual costs for those attendees traveling from outside a 75 mile radius from the center of the project location, established as 27000 South Mooney Boulevard, Visalia Ca. Per Diem shall be reimbursed at current standard County of Tulare rates. Mileage rates shall be billed at current IRS rate in effect at time of travel.**

END OF EXHIBIT A

EXHIBIT B
DETAILED FEE AND HOURLY RATES SCHEDULE
Master Planning Services for Mooney Grove Park
(REVISED)

PROJECT COST:

Total Cost Phase 1 Base Map Development	\$69,400
Total Cost Phase 2 New Museum Design	\$276,900
Total Cost Phase 3 20 Year Master Plan	\$160,300
Total Cost Phase 4 Existing Museum Rehabilitation	\$17,250
Sub-total Cost All Phases	\$523,850
Total Cost Reimbursable and Administrative fees	\$15,298
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Total Cost	\$539,148

HOURLY RATE SCHEDULE:

Project Manager/Lead Planner	\$185 p/hr
Senior Manager	\$180 p/hr
Lead Architect	\$275 p/hr
Landscape Architect	\$130 p/hr
Civil/Survey Engineer	\$160 p/hr
Environmental Manager	\$139 p/hr
Traffic Engineer	\$135 p/hr
Structural Engineer	\$175 p/hr

Additional hourly rates are as follows:

EXHIBIT D
PAYMENT SCHEDULE
Master Planning Services for Mooney Grove Park
(Revised)

PAYMENTS TO THE CONSULTANT

The consideration to be paid CONSULTANT, as provided herein, shall be full compensation for all of the CONSULTANT'S services and expenses incurred in the performance hereof, including office expenses, travel, per diem, and any other direct or indirect expenses incident to providing those services.

REIMBURSABLE EXPENSES

Reimbursable expenses including all travel expenses, per diems, reproduction costs, and other incidentals including administrative costs shall be shown as a separate line item on invoices, not to exceed the lump sum total. No other reimbursable expenses are allowed to be invoiced.

PAYMENT TO CONSULTANT

Compensation for basic services shall be based upon the following lump sum amounts for each phase as delineated in Exhibit B – Detailed Fee and Hourly Rate Schedule. The fee for the Scope of Services described in Exhibit A shall be paid in proportion to the following fee distribution:

Total Cost Phase 1 Base Map Development	\$69,400
Total Cost Phase 2 New Museum Design	\$276,900
Total Cost Phase 3 20 Year Master Plan	\$160,300
Total Cost Phase 4 Existing Museum Rehabilitation	\$17,250
Sub-total Cost All Phases	\$523,850
Total Cost Reimbursable and Administrative fees	\$15,289
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Total Cost	\$539,148

METHOD OF PAYMENT

CONSULTANT'S invoicing shall be in a format approved by the COUNTY, and are to be submitted in duplicate to the COUNTY via the COUNTY Project Coordinator.

END OF EXHIBIT D