

**AMENDMENT NO. 1  
TO CONTRACT MA-080-23010374**

**FOR  
ARCHITECT AND ENGINEERING SERVICES FOR CRITERIA DOCUMENTS PHASE 4 – CONSTRUCTION  
ADMINISTRATION (CA), ORANGE COUNTY JUVENILE HALL – YOUTH TRANSITION CENTER (YTC)**

This AMENDMENT is made and entered into as of the date fully executed by and between the County of Orange, a political subdivision of the State of California ("County") and Lionakis, a California Corporation ("A-E"), with County and A-E sometimes individually referred to as "Party" or collectively referred to as "Parties."

**RECITALS**

**WHEREAS**, the County and A-E entered into Contract MA-080-23010374 (the "Contract") for Architect And Engineering Services For Criteria Documents Phase 4 – Construction Administration (CA), Orange County Juvenile Hall – Youth Transition Center (YTC), for three (3) years, with a maximum allowable compensation of \$2,063,234; and

**WHEREAS**, the Parties now desire to increase the amount of Contract by \$810,125; and

**WHEREAS**, the Parties now desire extend the Contract; and

**WHEREAS**, the Parties now desire to amend scope of work; and

**WHEREAS**, the Parties now desire to add Exhibit G; and

**NOW THEREFORE**, the Parties agree as follows:

**ARTICLES**

- Article 1.4 shall be amended as follows:

The term of this Contract is for four (4) years, commencing upon Board of Supervisor approval, **WITH A MAXIMUM ALLOWABLE COMPENSATION OF TWO MILLION, EIGHT HUNDRED SEVENTY-THREE THOUSAND, THREE HUNDRED AND FIFTY-NINE DOLLARS (\$2,873,359)**, except as permitted in Paragraph 1.5 below.

- Attachment A, Section II shall be amended to include the following:

**C. Phase 2 Redevelopment of Juvenile Hall and Adult Re-Entry Center at former Youth Guidance Center**

As per attached Exhibit G, provide for data collection, condition assessment, planning/ programming sessions for master plan development support for the Phase 2 redevelopment of Juvenile Hall and Adult Re-Entry Center at former Youth Guidance Center. Juvenile Hall and Adult Re-entry Center the consultant will conduct programming meetings with internal agencies and project stakeholders to develop conceptual programs and plans for future facilities and projects. Work with Probation, OCPW and CEO to develop an overall master planning of both campus' based on work currently in progress and showing proposed best use of existing buildings and site to meet the needs of the residents and staff reflecting the County's vision for the campus. Use programming information to develop site and test fit

options and will incorporate the final layout of the Youth Transition Center and Adult Re-entry Center projects. This team will develop a phased implementation plan with associated high-level rough order magnitude (ROM) cost models and phasing plan for use in requesting capital funds for next phase(s) of construction. May develop graphic material suitable for presentations to the community and the Board of Supervisors, as needed. The final master plan for each campus will include, not only updates from work completed from each current Phase I but will reflect current best practices in the industry for effective and therapeutic design solutions that ensure youth success while also providing a safe and secure environment for Probation staff.

1. Services include:
  - a. Meetings: User group and service provider meetings
  - b. Site/Building/Utilities Investigation: Visual inspection of existing conditions, and examination of existing as-built drawings
  - c. Accessibility Assessment and Analysis: Buildings/Parking/Site Amenities
  - d. Program Review and Conceptual Designs – Building and Site Use
  - e. Conceptual Rough Order Magnitude (ROM) Cost Estimate
  - f. Proposed Phasing Plan for Implementation
  - g. Development of Presentation Graphics, as needed
3. Exhibit G shall be added as attached hereto.
4. All other terms and conditions of the Contract shall remain unchanged and with full force and effect.

*County of Orange, Public Works  
Lionakis*

**Attachment A**  
**MA-080-23010374**

IN WITNESS WHEREOF, the PARTIES hereto have executed this AMENDMENT on the dates opposite their respective signatures:

**LIONAKIS,**  
a California Corporation,

Date: 12/13/2023

By Don McAllister  
Signature

Don McAllister / President  
Print Name & Title

*(If a corporation, the document must be signed by two corporate officers. The 1<sup>st</sup> must be either Chairman of the Board, President or any Vice President.)*

Date: 12/13/2023

By Andy Deeble  
Signature

Andy Deeble / CFO  
Print Name & Title

*(If a corporation, the 2nd signature must be either the Secretary, an Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer.)*

**COUNTY OF ORANGE,**  
a political subdivision of the State of California

Date: \_\_\_\_\_

By \_\_\_\_\_

Print  
Name \_\_\_\_\_

Title \_\_\_\_\_

APPROVED AS TO FORM  
Office of the County Counsel  
Orange County, California

By: William Ninh  
Deputy

Print Name: William Ninh

Date: 12/13/2023

October 31, 2023

Mr. Rick De Jong, Senior Project Manager  
Orange County Public Works  
OC Facilities Design & Construction Management | A&E Project Management  
601 North Ross Street  
Santa Ana, CA 92701

**Re: Orange County Juvenile Hall  
Facility Master Planning Services**

Dear Rick:

Lionakis is pleased to submit this fee proposal for Facility Master Planning services for the Orange County Juvenile Hall Campus. Based on preliminary discussions, we believe this proposal reflects Orange County Public Works' expectations for the project.

We know that the MRC facility and planned YTC project are just the first steps in redeveloping the Juvenile Hall campus into a modern juvenile facility. With this Master Plan, Orange County and Probation intend to define the steps necessary to transform the campus into a state-of-the art facility that can ensure successful outcomes for the young people who live there. We propose Facility Master Planning Services as follows:

## SERVICES

Services are divided into three distinct phases – Data Collection and Condition Assessment, Planning Sessions and Programming Meetings, and Master Plan Development. The attached workplan outlines expected tasks for each phase, lists estimated hours for each task, and provides associated fees.

We understand OCPW has as-builts for existing campus facilities and have assumed time to examine these files in addition to any other existing studies and available documents. Our team intends to visit the site to perform condition assessments of existing facilities and related systems and will review current work that has been completed. The subconsultant team will conduct assessments of building infrastructure, building systems and stand-alone utilities. These condition assessments will be used in meeting with project stakeholders to assist in making informed decisions regarding renovation, re-use or abandonment of existing buildings and work in place.

We will conduct programming meetings with internal agencies and project stakeholders to develop conceptual programs and plans for future facilities and projects. We will work with Probation, OCPW and CEO to develop an overall master plan that reflects the County's vision for the campus. We will use programming information to develop site and test fit options and will incorporate the final layout of the YTC project as developed by the Design/Build team. Our team will develop a phased implementation plan with associated high-level rough order magnitude (ROM) budget costs for use in requesting capital funds for construction. We will also develop graphic material suitable for presentations to the community and the Board as needed.

We anticipate that the final master plan will include, not only updates from work completed, but will reflect current best practices in the industry for effective and therapeutic design solutions that ensure youth success while also providing a safe and secure environment for Probation staff.

Mr. Rick De Jong  
Orange County Juvenile Hall Master Plan  
October 31, 2023  
Page 2 of 2

## CLARIFICATIONS

Lionakis' services shall be limited to those expressly set forth in this proposal. If scope of work or deliverables is not specifically listed, 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.

## CONSULTANTS

We will utilize the following consultants for this project:

- Architecture: Lionakis
- Structural Engineering: Lionakis
- MEP Engineering: Design West Engineering
- Security Electronics / Control: Latta Technical Services
- Cost Estimating: Cumming

## COMPENSATION

We propose to perform these professional services using the scope of work described above and the following Workplan for Facility Master Planning Services for a **fixed fee of \$598,375** and estimate the effort will take approximately 10 months.

Reimbursable Expenses are in addition to basic professional services. These expenses include, but are not limited to, those incurred directly related to the project, travel related expenses, reproductions, plans and plots for owner or agency, standard form documents, postage and handling and delivery of Instruments of Service. Reimbursable expenses are not expected to exceed **\$15,000**.

We genuinely appreciate the opportunity to continue working with Probation and Orange County Public Works. Please do not hesitate to email me at [carol.lanham@lionakis.com](mailto:carol.lanham@lionakis.com) or call 949-612-5943 if you have any questions or require additional information.

Sincerely,



Carol S Lanham, AIA, Assoc. DBIA  
Principal

# Exhibit G

## Attachment A

October 31, 2023

Workplan  
Facility Master Planning Services  
Orange County Juvenile Hall Campus

		Architecture: Lionakis	
Phase			Hours
<b>1</b>	<b>Data Collection and Condition Assessment (3 months)</b>	<b>\$ 118,000</b>	<b>472</b>
	Receive Existing As-Builts and Develop Base Drawing of Campus		80
	Kick-off Meeting/Discussion with OCPW/Probation - Project Expectations		8
	Review Existing Building As-Builts		160
	Site Assessment / Building Assessment		160
	Site Visits with Key Sub-Consultants (up to 2)		40
	Maintenance and Facilities Meeting (up to 2): Sub-consultant team on systems/utilities needs		24
<b>2</b>	<b>Planning Sessions   Programming Meetings (4 months)</b>	<b>\$ 148,000</b>	<b>592</b>
	Workshop: Kick-off and Develop Critical Success Factors		8
	Planning Session - Technology, Security, MEP, Site, Utilities		80
	Meetings (up to 2), Meeting Prep, Document, Review, Refine		
	Planning Session - Housing		80
	Meetings (up to 2), Meeting Prep, Document, Review, Refine		
	Planning Session - Intake/Release, Operations, Main Control		80
	Meetings (up to 2), Meeting Prep, Document, Review, Refine		
	Planning Session - Educational, Vocational Programs		40
	Meetings (1), Meeting Prep, Document, Review, Refine		
	Planning Session - Mental Health / Behavioral Health, Medical, Dental		80
	Meetings (up to 2), Meeting Prep, Document, Review, Refine		
	Planning Session - Food Service, Laundry, Staff Services, Administration		80
	Meetings (up to 2), Meeting Prep, Document, Review, Refine		
	Document, review, refine		
	Planning Session - Maintenance and Facilities		40
	Meetings (1), Meeting Prep, Document, Review, Refine		
	Progress Meetings - OCPW / Probation Core Group (Virtual Meetings) - weekly		80
	Finalize Planning Requirements - Final Review with Core Group (Virtual Meeting)		24
	Meeting Prep, Document, Review, Refine		
<b>3</b>	<b>Master Plan Development (3 months)</b>	<b>\$ 133,000</b>	<b>532</b>
	Develop Conceptual Site Master Plan; Test and Fit (up to 2 alternatives)		40
	Conceptual Program		40
	Conceptual Floor Plan(s) Diagrams		80
	Input YTC Design into Campus Plan		8
	Graphics: Space Inventory; Utilization; Condition Assessment		16
	Develop 3D Implementation Diagrams - Phasing		80
	Site Diagram with Utility Infrastructure, Path of Travel and Site Circulation Issues		40
	Develop Master Plan Document		160
	Review Conceptual Program / Conceptual Plans with Core Group (Virtual Meeting)		4
	Incorporate Comments / Revisions		8
	Conceptual Schedule		8
	ROM Cost Model and Assumptions; Meet with Estimator		8
	Narrative summary of findings from Sub-Consultants		24
	Finalize Master Plan - Final Review with Core Group (Virtual Meeting)		8
	Meeting Prep, Document, Review, Refine		
	Incorporate review comments / submit Final Master Plan		8
		<b>\$ 399,000</b>	<b>1596</b>
		<b>Lionakis</b>	
		<b>\$ 199,375</b>	
		53,775	
		64,000	
		57,600	
		24,000	
		<b>\$ 598,375</b>	
		Reimbursable Expenses	\$15,000

			POSITION	Principal	Senior Project Manager	Architect II	Specifications Writer	Senior Project Coordinator	Senior Interior Designer	Project Interior Designer	Senior Engineer	BIM Technician II	Principal Engineer / Principal Geologist	Project Engineer / Project Geologist	Engineering Technician	Principal Engineer	Draftsperson/CADD	Corporate Principal	CADD Technician I	Chief Estimator		
PROJECT TASK			RATE	\$295	\$240	\$215	\$240	\$145	\$215	\$190	\$230	\$185	\$235	\$175	\$155	\$215	\$95	\$210	\$140	\$135		
	Phase 10 Facility Master Plan	Task - 100	HOURS BUDGET BY POSITION																	HOURS	COST	
1	Kick-off / Needs Assessment			8	8	8														24	\$6,000	
2	Building/Site Investigation			4	4	4			4	4	4	4	4	4		24		2		62	\$13,500	
3	Generate Site Usage Plan				16	80					8	8	4	8	16		40	4		184	\$33,820	
4	Architectural Concept			24	80	80			4	4										192	\$45,100	
5	Landscape Concept																	10	16	26	\$4,340	
7	Final Phase I Extent of Project Scope			4	4	8					4	4	4	8		4		2		42	\$9,140	
8	Structural Concept										96	112								208	\$42,800	
9	MEP Concept															32	216			248	\$27,400	
10	Opinion of Probable Construction Cost																		54	54	\$7,290	
11	Probation / OCPW Review and Comment			4	4	4					4			4		4		4		32	\$6,860	
12	Direct Expense																				\$500	
				44	116	184	0	0	8	8	116	128	12	24	16	64	256	22	16	58	1,072	\$196,750

October 31, 2023

Mr. Rick De Jong, Senior Project Manager  
Orange County Public Works  
OC Facilities Design & Construction Management | A&E Project Management  
601 North Ross Street  
Santa Ana, CA 92701

**Re: Orange County Adult Reentry Center  
3030 North Hesperian, Santa Ana, California 92706  
Facility Master Planning Services**

Dear Rick:

Lionakis is pleased to submit this proposal for Facility Master Planning Services for the Orange County Adult Reentry Center (ARC) project. We believe a Master Plan will be a useful tool providing Orange County with a design for the full potential of the project and cost for implementation. We propose services as follows:

## SERVICES

Based on meetings with OCPW, Probation and Service Providers, a masterplan for the Adult Reentry Center (ARC) will be developed incorporating Phase I work currently in progress and showing proposed best use of existing buildings and site to meet the needs of the residents and staff. The masterplan will be suitable for developing a rough order magnitude (ROM) cost model and phasing plan for the entire project to assist in planning for future capital construction projects. Services include:

- Meetings: User group and service provider meetings: Assume 2
- Site/Building/Utilities Investigation: Visual inspection of existing conditions, and examination of existing as-built drawings
- Accessibility Assessment and Analysis: Buildings/Parking/Site Amenities
- Program Review and Conceptual Designs – Building and Site Use
- Conceptual Rough Order Magnitude (ROM) Cost Estimate
- Proposed Phasing Plan for Implementation
- Development of Presentation Graphics, as needed

## SCHEDULE AND COMPENSATION

We propose providing Facility Master Planning services and deliverables described above for **\$196,750** as detailed in the attached fee schedule. We estimate this task will take approximately eight weeks to accomplish and can be conducted concurrent to Phase I project development tasks currently in progress.

We genuinely appreciate the opportunity to continue to work with Orange County Public Works. Please do not hesitate to email me or call 949-612-5943 if you have any questions or require additional information.

Sincerely,



Carol S Lanham, AIA, Assoc. DBIA  
Principal

Attachment: Facility Master Plan Fee Schedule.pdf



PROJECT TASK	RATE	Lionakis					DWE			Latta Tech		Cumming	HOURS	
		Principal	Architect II	Designer I	Senior Engineer / Associate	Senior Engineer	Senior Mechanical Engineer	Senior Electrical Engineer	Senior Plumbing Engineer	Principal Systems Engineer	Systems Designer	Chief Estimator		
		\$295	\$215	\$160	\$285	\$230	\$195	\$195	\$195	\$205	\$185	\$235		
<b>Phase 1: Data Collection / Condition Assessment</b>		<b>HOURS BUDGET BY POSITION</b>											<b>HOURS</b>	
1 Develop Base Drawing of Campus		8	36	36									80	
2 Kick-Off Meeting		4	4	4									12	
3 Review Existing Building As-Builts		80	80		32	32	16	16	8	40	32		336	
4 Site Assessment / Building Assessment		80	80		40	40	8	8	8	24	8		296	
5 Site Visits with Subconsultants		16	16	16	8	8	4	4		8			80	
6 Maintenance and Facilities Meeting		8	8	8	4	4	4	4	4	4			48	
		196	224	64	84	84	32	32	20	76	40	0	852	\$198,840
<b>Phase 2: Planning / Programming</b>		<b>HOURS BUDGET BY POSITION</b>											<b>HOURS</b>	
1 Workshop / Kick-off Meeting		4	4	4			4	4	4	4			28	
2 Planning: Technology, Security, MEP, Site, Utilities		32	32	16			8	8	8	8	8		120	
3 Planning: Housing		32	32	16			4	4	4	8			100	
4 Planning: Intake/Release, Operations, Main Control		32	32	16			4	4		16	8		112	
5 Planning: Educational, Vocational Programs		16	16	8			4	4		8			56	
6 Planning: Mental Health/Behavioral Health, Medical, Dental		32	32	16			4	4	4	8	8		108	
7 Planning: Food Service, Laundry, Staff Services, Administration		32	32	16			4	4	4	8	8		108	
8 Planning: Maintenance and Facilities		16	16	8			4	4	4	8	4		64	
9 Progress Meetings		40	40	40									120	
10 Finalize Planning Requirements		12	12				4	4	4	4	4		44	
		248	248	140	0	0	40	40	32	72	40	0	860	\$192,880
<b>Phase 3: Master Plan Development</b>		<b>HOURS BUDGET BY POSITION</b>											<b>HOURS</b>	
1 Conceptual Site Master Plan		16	24	8			2	2	2	4			58	
2 Conceptual Program		24	16				2	2	2	2			48	
3 Conceptual Floor Plan Diagrams		24	40	40			4	4	4	8			124	
4 Incorporate YTC Design			4	4									8	
5 Space Inventory, Utilization, Condition Assessment Graphics		4	8	8	4	4	2	2	2	8			42	
6 3D Implementation Diagrams / Phasing		16	24	40	4	4	2	2	2	4	4	4	106	
7 Site Diagram		8	16	16	2	2	2	2	2	4	4		58	
8 Develop Master Plan Document		60	60	40		4	4	4	4	8	4		188	
9 Review Conceptual Program / Plans		2	2		4	4	4	4	4	8	4	4	40	
10 Incorporate Comments / Develop Schedule		8	4	4									16	
11 ROM Cost Model		4	4		4	4	2	2	2	4		80	106	
12 Narrative Summary - Subconsultants		16	16	8	4	4	8	8	8	8	8	8	96	
13 Finalize and Submit Master Plan		8	8	8	4	4	2	2	2	4	4	4	50	
		190	226	176	26	30	34	34	34	62	28	100	940	\$ 206,655
<b>PROJECT TOTAL: HOURS / COST</b>		634	698	380	110	114	106	106	86	210	108	100	2,652	\$ 598,375