



RESOLUTION No. 23-038

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A CONTRACT BETWEEN THE COUNTY OF NEVADA AND ROBERT M. WALLIS DBA WALLIS DESIGN STUDIO FOR ARCHITECTURAL DESIGN SERVICES FOR THE DEVELOPMENT OF A RESOURCE CENTER PROJECT IN THE MAXIMUM CONTRACT PRICE OF \$232,500 FOR THE CONTRACT TERM OF JANUARY 24, 2023 THROUGH JUNE 30, 2024

WHEREAS, Resolution 20-087 authorized and Resolution 21-004 reaffirmed the submission of an application and execution of a grant agreement with the State Housing and Community Development Department for various programs and projects including the planning of a resource center; and

WHEREAS, Resolution 22-464 authorized the purchase of the property at 1105 Sutton Way, Grass Valley for the operation of a wellness center for homelessness services; and

WHEREAS, the Purchasing Agent maintains a list of pre-qualified design professional obtained through the issuance of a Request for Qualifications for Architectural Design Services; and

WHEREAS, two proposals were received and evaluated from the pre-qualified Architectural Design Services list; and

WHEREAS, Robert M. Wallis dba Wallis Design Studio was selected as the most qualified applicant based on experience with similar projects similar to this project; and

WHEREAS, the contract will be in the amount not to exceed \$232,500; and

WHEREAS, funding for this project will be paid out of the Fiscal Year 2022/23 Housing and Community Services (HCS) budget and was previously budgeted for by HCS.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that the Personal Services Contract by and between the County and Robert M. Wallis dba Wallis Design Studio for Professional Architectural Design Services for the development of a resource center project located at 1105 Sutton Way, Nevada County, California, in the maximum amount of \$232,500, for the period of January 24, 2023 through June 30, 2024, be and hereby is approved in substantially the form attached hereto, and that the Chair of the Board of Supervisors be and is hereby authorized to execute the Contract on behalf of the County of Nevada.

Funds to be disbursed from account 1589-50601 -451-4000/540300

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 24th day of January, 2023, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward C. Scofield, Lisa Swarthout,
Susan Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 

1/24/2023 cc: Housing*
AC* (Hold)


Edward C. Scofield, Chair

4/11/2023 cc: Housing*
AC* (Release)

Administering Agency: Nevada County Housing and Community Services Department, Health and Human Services Agency

Contract No. _____

Contract Description: Architectural design services for the Resource Center Project

**PROFESSIONAL SERVICES CONTRACT
FOR HEALTH AND HUMAN SERVICES AGENCY**

THIS PROFESSIONAL SERVICES CONTRACT ("Contract") is made at Nevada City, California, as of January 24, 2023 by and between the County of Nevada, ("County"), and Wallis Design Studio Architects, Inc ("Contractor") (together "Parties", individual "Party"), who agree as follows:

1. **Services** Subject to the terms and conditions set forth in this Contract, Contractor shall provide the services described in Exhibit A. Contractor shall provide said services at the time, place, and in the manner specified in Exhibit A.
2. **Payment** County shall pay Contractor for services rendered pursuant to this Contract at the time and in the amount set forth in Exhibit B. The payments specified in Exhibit B shall be the only payment made to Contractor for services rendered pursuant to this Contract. Contractor shall submit all billings for said services to County in the manner specified in Exhibit B; or, if no manner be specified in Exhibit B, then according to the usual and customary procedures which Contractor uses for billing clients similar to County. **The amount of the contract shall not exceed Two Hundred Thirty-two Thousand Five Hundred Dollars (\$232,500.00).**
3. **Term** This Contract shall commence on January 24, 2023 All services required to be provided by this Contract shall be completed and ready for acceptance no later than the **Contract Termination Date** of: June 30, 2024.
4. **Facilities, Equipment and Other Materials** Contractor shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Contract.
5. **Exhibits** All exhibits referred to herein and attached hereto are incorporated herein by this reference.
6. **Electronic Signatures** The Parties acknowledge and agree that this Contract may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.
7. **Time for Performance** Time is of the essence. Failure of Contractor to perform any services within the time limits set forth in Exhibit A or elsewhere in this Contract shall constitute material breach of this contract. Contractor shall devote such time to the performance of services pursuant to this Contract as may be reasonably necessary for the satisfactory performance of Contractor's obligations pursuant to this Contract. Neither Party shall be considered in default of this Contract to the extent performance is prevented or delayed by any cause, present or future, which is beyond the reasonable control of the Party.
8. **Liquidated Damages**
Liquidated Damages are presented as an estimate of an intangible loss to the County. It is a provision that allows for the payment of a specified sum should Contractor be in breach of contract. Liquidated

Damages ☐shall apply ☒shall not apply to this contract. Liquidated Damages applicable to this contract are incorporated in Exhibit F, attached hereto.

9. **Relationship of Parties**

9.1. **Independent Contractor**

In providing services herein, Contractor, and the agents and employees thereof, shall work in an independent capacity and as an independent contractor and not as agents or employees of County. Contractor acknowledges that it customarily engages independently in the trade, occupation, or business as that involved in the work required herein. Further the Parties agree that Contractor shall perform the work required herein free from the control and direction of County, and that the nature of the work is outside the usual course of County's business. In performing the work required herein, Contractor shall not be entitled to any employment benefits, Workers' Compensation, or other programs afforded to County employees. Contractor shall hold County harmless and indemnify County against such claim by its agents or employees. County makes no representation as to the effect of this independent contractor relationship on Contractor's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Contractor specifically assumes the responsibility for making such determination. Contractor shall be responsible for all reports and obligations including but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation and other applicable federal and state taxes.

9.2. **No Agent Authority** Contractor shall have no power to incur any debt, obligation, or liability on behalf of County or otherwise to act on behalf of County as an agent. Neither County nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Contract. Contractor shall not represent that it is, or that any of its agents or employees are, in any manner employees of County.

9.3. **Indemnification of CalPERS Determination** In the event that Contractor or any employee, agent, or subcontractor of Contractor providing service under this Contract is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of County, Contractor shall indemnify, defend and hold harmless County for all payments on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County.

10. **Assignment and Subcontracting** Except as specifically provided herein, the rights, responsibilities, duties and services to be performed under this Contract are personal to Contractor and may not be transferred, subcontracted, or assigned without the prior written consent of County. Contractor shall not substitute or replace any personnel for those specifically named herein or in its proposal without the prior written consent of County.

Contractor shall cause and require each transferee, subcontractor, and assignee to comply with the insurance provisions set forth herein, to the extent such insurance provisions are required of Contractor under this Contract. Failure of Contractor to so cause and require such compliance by each transferee, subcontractor, and assignee shall constitute a material breach of this Contract, and, in addition to any other remedy available at law or otherwise, shall serve as a basis upon which County may elect to suspend payments hereunder, or terminate this Contract, or both.

11. **Licenses, Permits, Etc.** Contractor represents and warrants to County that Contractor shall, at its sole cost and expense, obtain or keep in effect at all times during the term of this Contract, any licenses, permits, and approvals which are legally required for Contractor to practice its profession at the time the services are performed.

12. **Hold Harmless and Indemnification Contract** To the fullest extent permitted by law, each Party (the "Indemnifying Party") hereby agrees to protect, defend, indemnify, and hold the other Party (the "Indemnified Party"), its officers, agents, employees, and volunteers, free and harmless from any and all losses, claims, liens, demands, and causes of action of every kind and character resulting from the Indemnifying Party's negligent act, willful misconduct, or error or omission, including, but not limited to, the amounts of judgments, penalties, interest, court costs, legal fees, and all other expenses incurred by the Indemnified Party arising in favor of any party, including claims, liens, debts, personal injuries, death, or damages to property (including employees or property of the Indemnified Party) and without limitation, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of, the Contract. The Indemnifying Party agrees to investigate, handle, respond to, provide defense for, and defend any such claims, demand, or suit at the sole expense of the Indemnifying Party, using legal counsel approved in writing by Indemnified Party. Indemnifying Party also agrees to bear all other costs and expenses related thereto, even if the claim or claims alleged are groundless, false, or fraudulent. This provision is not intended to create any cause of action in favor of any third party against either Party or to enlarge in any way either Party's liability but is intended solely to provide for indemnification of the Indemnified Party from liability for damages, or injuries to third persons or property, arising from or in connection with Indemnifying Party's performance pursuant to this Contract. This obligation is independent of, and shall not in any way be limited by, the minimum insurance obligations contained in this Contract.
13. **Certificate of Good Standing** Contractors who are registered corporations, including those corporations that are registered non-profits, shall possess a Certificate of Good Standing also known as Certificate of Existence or Certificate of Authorization from the California Secretary of State, and shall keep its status in good standing and effect during the term of this Contract.
14. **Standard of Performance** Contractor shall perform all services required pursuant to this Contract in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged in the geographical area in which Contractor practices its profession. All products of whatsoever nature which Contractor delivers to County pursuant to this Contract shall be prepared in a substantial first class and workmanlike manner and conform to the standards or quality normally observed by a person practicing in Contractor's profession.
15. **Contractor without additional compensation** Contractor's personnel, when on County's premises and when accessing County's network remotely, shall comply with County's regulations regarding security, remote access, safety and professional conduct, including but not limited to Nevada County Security Policy NCSP-102 Nevada County External User Policy and Account Application regarding data and access security. Contractor personnel will solely utilize County's privileged access management platform for all remote access support functions, unless other methods are granted in writing by County's Chief Information Officer or their designee.
16. **Prevailing Wage and Apprentices** To the extent made applicable by law, performance of this Contract shall be in conformity with the provisions of California Labor Code, Division 2, Part 7, Chapter 1, commencing with section 1720 relating to prevailing wages which must be paid to workers employed on a public work as defined in Labor Code section 1720, et seq., and shall be in conformity with Title 8 of the California Code of Regulations section 200 et seq., relating to apprenticeship. Where applicable:
- Contractor shall comply with the provisions thereof at the commencement of Services to be provided herein, and thereafter during the term of this Contract. A breach of the requirements of this section shall be deemed a material breach of this contract. Applicable prevailing wage determinations are available on the California Department of Industrial Relations website at <http://www.dir.ca.gov/OPRL/PWD>.
 - Contractor and all subcontractors must comply with the requirements of Labor Code section 1771.1(a) pertaining to registration of contractors pursuant to section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract.

- Contracts to which prevailing wage requirements apply are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Each Contractor and each subcontractor must furnish certified payroll records to the Labor Commissioner at least monthly.
 - The County is required to provide notice to the Department of Industrial Relations of any public work contract subject to prevailing wages within five (5) days of award.
17. **Accessibility** It is the policy of County that all County services, programs, meetings, activities and facilities shall be accessible to all persons, and shall be comply with the provisions of the Americans With Disabilities Act and Title 24, California Code of Regulations. To the extent this Contract shall call for Contractor to provide County contracted services directly to the public, Contractor shall certify that said direct services are and shall be accessible to all persons.
 18. **Nondiscriminatory Employment** Contractor shall not discriminate in its employment practices because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, sex or sexual orientation, or any other legally protected category, in contravention of the California Fair Employment and Housing Act, Government Code section 12900 et seq.
 19. **Drug-Free Workplace** Senate Bill 1120, (Chapter 1170, Statutes of 1990), requires recipients of State grants to maintain a "drug-free workplace". Every person or organization awarded a contract for the procurement of any property or services shall certify as required under Government Code Section 8355-8357 that it will provide a drug-free workplace.
 20. **Political Activities** Contractor shall in no instance expend funds or use resources derived from this Contract on any political activities.
 21. **Financial, Statistical and Contract-Related Records:**
 - 21.1. **Books and Records** Contractor shall maintain statistical records and submit reports as required by County. Contractor shall also maintain accounting and administrative books and records, program procedures and documentation relating to licensure and accreditation as they pertain to this Contract. All such financial, statistical and contract-related records shall be retained for five (5) years or until program review findings and/or audit findings are resolved, whichever is later. Such records shall include but not be limited to bids and all supporting documents, original entry books, canceled checks, receipts, invoices, payroll records, including subsistence, travel and field expenses, together with a general ledger itemizing all debits and credits.
 - 21.2. **Inspection** Upon reasonable advance notice and during normal business hours or at such other times as may be agreed upon, Contractor shall make all of its books and records, including general business records, available for inspection, examination or copying, to County, or to the State Department of Health Care Services, the Federal Department of Health and Human Services, the Controller General of the United States and to all other authorized federal and state agencies, or their duly authorized representatives.
 - 21.3. **Audit** Contractor shall permit the aforesaid agencies or their duly authorized representatives to audit all books, accounts or records relating to this Contract, and all books, accounts or records of any business entities controlled by Contractor who participated in this Contract in any way. All such records shall be available for inspection by auditors designated by County or State, at reasonable times during normal business hours. Any audit may be conducted on Contractor's premises or, at County's option, Contractor shall provide all books and records within fifteen (15) days upon delivery of written notice from County. Contractor shall promptly refund any moneys erroneously charged and shall be liable for the costs of audit if the audit establishes an over-charge of five percent (5%) or more of the correct amount owed during the audit period.
 22. **Cost Disclosure:** In accordance with Government Code Section 7550, should a written report be prepared under or required by the provisions of this Contract, Contractor agrees to state in a separate section of said

report the numbers and dollar amounts of all contracts and subcontracts relating to the preparation of said report.

23. **Termination.**

- A. A material breach , as defined pursuant to the terms of this Contract or otherwise, in addition to any other remedy available at law or otherwise, shall serve as a basis upon which County may elect to immediately suspend payments hereunder, or terminate this Contract, or both, without notice.
- B. If Contractor fails to timely provide in any manner the services materials and products required under this Contract, or otherwise fails to promptly comply with the terms of this Contract, or violates any ordinance, regulation or other law which applies to its performance herein, County may terminate this Contract by giving **five (5) calendar days written notice to Contractor.**
- C. Either Party may terminate this Contract for any reason, or without cause, by giving **thirty (30) calendar days written notice** to the other, which notice shall be sent by registered mail in conformity with the notice provisions, below. In the event of termination not the fault of Contractor, Contractor shall be paid for services performed to the date of termination in accordance with the terms of this Contract. Contractor shall be excused for failure to perform services herein if such performance is prevented by acts of God, strikes, labor disputes or other forces over which Contractor has no control.
- D. County, upon giving **thirty (30) calendar days written notice** to Contractor, shall have the right to terminate its obligations under this Contract at the end of any fiscal year if County or the State of California, as the case may be, does not appropriate funds sufficient to discharge County's obligations coming due under this contract.
- E. Any notice to be provided under this section may be given by the Agency Director.
- F. Suspension: County, upon giving seven (7) calendar days written notice to Contractor, shall have the right to suspend this Contract, in whole or in part, for any time period as County deems necessary due to delays in Federal, State or County appropriation of funds, lack of demand for services to be provided under this contract, or other good cause. Upon receipt of a notice of suspension from County, Contractor shall immediately suspend or stop work as directed by County and shall not resume work until and unless County gives Contractor a written notice to resume work. In the event of a suspension not the fault of the Contractor, Contractor shall be paid for services performed to the date of the notice of suspension in accordance with the terms of this Contract.

In the event this Contract is terminated:

- 1) Contractor shall deliver copies of all writings prepared by it pursuant to this Contract. The term "writings" shall be construed to mean and include handwriting, typewriting, printing, Photostatting, photographing, and every other means of recording upon any tangible thing any form of communication or representation, including letters, words, pictures, sounds, or symbols, or combinations thereof.
- 2) County shall have full ownership and control of all such writings delivered by Contractor pursuant to this Contract.
- 3) County shall pay Contractor the reasonable value of services rendered by Contractor to the date of termination pursuant to this Contract not to exceed the amount documented by Contractor and approved by County as work accomplished to date; provided, however, that in no event shall any payment hereunder exceed the amount of the Contract specified in Exhibit B, and further provided, however, County shall not in any manner be liable for lost profits which might have been made by Contractor had Contractor completed the services required by this Contract. In this regard, Contractor shall furnish to County such financial information as in the judgment of County is necessary to determine the reasonable value of the services rendered by Contractor. The foregoing is cumulative and does not affect any right or remedy, which County may have in law or equity.

24. **Intellectual Property** Contractor will not publish or transfer any materials produced or resulting from activities supported by this Contract without the express written consent of County. All reports, original drawings, graphics, plans, studies and other data and documents, in whatever form or format, assembled

or prepared by Contactor or Contractor's subcontractors, consultants, and other agents in connection with this Contract are "works made for hire" (as defined in the Copyright Act, 17 U.S.C. Section 101 et seq., as amended) for County, and Contractor unconditionally and irrevocably transfers and assigns to County all right, title, and interest, including all copyrights and other intellectual property rights, in or to the 'works made for hire.'" Unless required by law, Contractor shall not publish, transfer, discuss, or disclose any of the above-described works made for hire or any information gathered, discovered, or generated in any way through this Contract, without County's prior express written consent. To the extent County provides any of its own original photographs, diagrams, plans, documents, information, reports, computer code and all recordable media together with all copyright interests thereto, to Contractor during this Contract, such information shall remain the property of County, and upon fifteen (15) days demand therefor, shall be promptly delivered to County without exception.

25. **Waiver** One or more waivers by one Party of any major or minor breach or default of any provision, term, condition, or covenant of this Contract shall not operate as a waiver of any subsequent breach or default by the other Party.
26. **Conflict of Interest** Contractor certifies that no official or employee of County, nor any business entity in which an official of County has an interest, has been employed or retained to solicit or aid in the procuring of this Contract. In addition, Contractor agrees that no such person will be employed in the performance of this Contract unless first agreed to in writing by County. This includes prior Nevada County employment in accordance with County's Personnel Code
27. **Entirety of Contract** This Contract contains the entire Contract of County and Contractor with respect to the subject matter hereof, and no other contract, statement, or promise made by any Party, or to any employee, officer or agent of any Party, which is not contained in this Contract, shall be binding or valid.
28. **Alteration** No waiver, alteration, modification, or termination of this Contract shall be valid unless made in writing and signed by all Parties, except as expressly provided in Section 23, Termination.
29. **Governing Law and Venue** This Contract is executed and intended to be performed in the State of California, and the laws of that State shall govern its interpretation and effect. The venue for any legal proceedings regarding this Contract shall be the County of Nevada, State of California. Each Party waives any federal court removal and/or original jurisdiction rights it may have.
30. **Compliance with Applicable Laws** Contractor and any subcontractors shall comply with any and all federal, state and local laws, codes, ordinances, rules and regulations which relate to, concern or affect the services or type of services to be provided by this Contract.
31. **Confidentiality** Contractor, its employees, agents and or subcontractors may come in contact with documents that contain information regarding matters that must be kept confidential by County, including personally identifiable patient or client information. Even information that might not be considered confidential for the usual reasons of protecting non-public records should be considered by Contractor to be confidential.

Contractor agrees to maintain confidentiality of information and records as required by applicable federal, state, and local laws, regulations and rules and recognized standards of professional practice.

Notwithstanding any other provision of this Contract, Contractor agrees to protect the confidentiality of any confidential information with which Contractor may come into contact in the process of performing its contracted services. This information includes but is not limited to all written, oral, visual and printed patient or client information, including but not limited to: names, addresses, social security numbers, date of birth, driver's license number, case numbers, services provided, social and economic conditions or circumstances, agency evaluation of personal information, and medical data.

Contractor shall not retain, copy, use, or disclose this information in any manner for any purpose that is not specifically permitted by this Contract. Violation of the confidentiality of patient or client information may, at the option of County, be considered a material breach of this Contract.

32. **Additional Contractor Responsibilities**

- A. To the extent Contractor is a mandated reporter of suspected child and/or dependent adult abuse and neglect, it shall ensure that its employees, agents, volunteers, subcontractors, and independent contractors are made aware of, understand, and comply with all reporting requirements. Contractor shall immediately notify County of any incident or condition resulting in injury, harm, or risk of harm to any child or dependent adult served under this Contract.
- B. Contractor will immediately notify County of any active complaints, lawsuits, licensing or regulatory investigations, reports of fraud or malfeasance, or criminal investigations regarding its operations. Contractor agrees to work cooperatively with County in response to any investigation commenced by County with regard to this Contract or the clients served herein, including providing any/all records requested by County related thereto.
- C. Contractor shall employ reasonable background check procedures on all employees, prospective employees, volunteers and consultants performing work involving direct contact with minor children or dependent adults under this Contract, including fingerprinting and criminal records checks, sexual offender registry checks, and reference checks, including both personal and professional references.

33. **Notification** Any notice or demand desired or required to be given hereunder shall be in writing and deemed given when personally delivered or deposited in the mail, postage prepaid, and addressed to the Parties as follows:

COUNTY OF NEVADA:		CONTRACTOR:	
Nevada County Health and Human Services Agency, Housing and Community Services Department		Wallis Design Studio Architects, Inc.	
Address:	950 Maidu Avenue	Address	152 South Auburn Street
City, St, Zip	Nevada City, California, 95959	City, St, Zip	Grass Valley, CA 95945
Attn:	Rob Choate	Attn:	Robert Wallis
Email:	rob.choate@nevadacountyca.gov	Email:	robert.wallis@wdsa.us
Phone:	(530) 265-1645	Phone:	(530) 274-7010

Any notice so delivered personally shall be deemed to be received on the date of delivery, and any notice mailed shall be deemed to be received five (5) days after the date on which it was mailed.

Authority: All individuals executing this Contract on behalf of Contractor represent and warrant that they are authorized to execute and deliver this Contract on behalf of Contractor.

IN WITNESS WHEREOF, the Parties have executed this Contract to begin on the Effective Date.

COUNTY OF NEVADA:

By: Ed Scofield Date: 04/11/2023
Ed Scofield (Apr 11, 2023 09:43 PDT)

Printed Name/Title: Honorable Edward Scofield, Chair, of the Board of Supervisors

By: Julie Patterson Hunter
Attest: Julie Patterson Hunter, Clerk of the Board of Supervisors

CONTRACTOR: Wallis Design Studio Architects, Inc.

By: Robert Wallis Date: 01/13/2023
Name: Robert Wallis
* Title: CEO

****If Contractor is a corporation, this Contract must be signed by two corporate officers; one of which must be the secretary of the corporation, and the other may be either the President or Vice President, unless an authenticated corporate resolution is attached delegating authority to a single officer to bind the corporation (California Corporations Code Sec. 313).***

Exhibits

Exhibit A: Schedule of Services

Exhibit B: Schedule of Charges and Payments

Exhibit C: Insurance Requirements

Summary Page

EXHIBIT "A"
SCHEDULE OF SERVICES
WALLIS DESIGN STUDIO ARCHITECTS, INC

Contractor will provide architectural services related to the redevelopment of the County's Resource Facility. All services must be in compliance with the Community Development Block Grant requirements defined herein. Services will include:

PRE-DESIGN

- a. Architect will meet with designated representative(s) of Nevada County to obtain input and discuss project requirements: 1. Project goals.
- 2. Grant requirements.
- 3. Key dates and project schedule.
- 4. Confirm overall scope of project.
- 5. Appropriate project team members.
- b. Meet with local consultant team to discuss goals, project schedule, scope of project and outline budget.
- c. Architect will review program to better understand project requirements with project representative(s) and consultant team.

DESIGN AND PLANNING

- a. Prepare online Work Plan. Invite project representatives to participate and view online.
- b. Field verification of existing building.
- c. Instruct Civil Engineer to conduct and prepare site survey.
- d. Prepare building 3-d model in Revit.
- e. Meet with Planning and Building department to verify project requirements. 1. Planning approval process.
- 2. Building Department Requirements
- f. Work with County Representative and Project Manager to confirm grant requirements and finalize building and site programmatical components.
- g. Prepare space plan alternative.
- h. Prepare site plan alternatives.
- i. Prepare preliminary code analysis (existing and plumbing fixture count).
- j. Meet (s) with County Representative's to present alternative and obtain feedback.
- k. Revise design layouts based upon feedback.
- l. Prepare exterior building elevations and digital 3-D model.
- m. Meet(s) with County Representative to present alternative and obtain feedback.
- n. Prepare schematic design documents incorporating feedback. 1. Topographical Survey.
- 2. Site Plan.
- 3. Floor Plan.
- 4. Roof Plan.
- 5. Exterior Elevations.
- 6. Colored Perspective drawing if desired by County or required by jurisdiction.
- 7. Exterior Material and Color palettes.

- o. Meet (s) with County Representative to obtain feedback.
- p. Meet with County Representative to review project estimate and authorization to proceed into Design Development.

CONSTRUCTION DRAWINGS AND SPECIFICATIONS

- a. Instruct Consultant Team to proceed with design.
- b. Evaluate with County Representative avenues for reducing construction cost.
- c. Prepare Design Development documents. 1. Expand upon Site Plan.
- 2. Prepare Demolition Plan.
- 3. Expand upon Floor Plan.
- 4. Expand upon Roof plan.

5. Prepare Ceiling Plan.
 6. Expand upon Exterior Elevations.
 7. Interior Elevations.
 8. Prepare Interior Finish options and present to County Representative(s).
- d. Meet (2 anticipated) with County Representative to obtain feedback and incorporate into Design Development Documents.
 - e. Prepare outline specification.
 - f. Instruction estimator to prepare Estimate of Probable Cost.
 - g. Conduct Project Management activities.
 1. Project Correspondence.
 2. Attend Project Meetings.
 3. Coordination with project team.
 4. Conduct Quality Review of documents.
 - h. Meet (2 anticipated) with County to obtain feedback and approval to proceed into Construction Drawings.
 - i. Prepare Construction Documents that fix and describe components required for construction:

Architectural:

- A0.0 -Cover Sheet A0.1 -General Notes
- A0.2 -Green Building Code Requirements A0.3 -Code Analysis
- A0.4 -Egress and Signage Plan A1.0 -Architectural Site Plan A1.1 -Site Details
- A2.0 -Existing and Demolition Floor Plan A2.1 -Floor Plan
- A2.2 -Enlarged Plans: Kitchen, Laundry, Bathroom's and ADA Restrooms A2.3 -Roof Plan
- A3.0 -Schedule Sheet: Doors, Equipment, Casework and Interior Finishes A3.1 -Restroom Fixture and Mounting Heights
- A4.0 -Exterior Building Elevations A4.1 -Building Sections
- A5.0 -Interior Elevations of all casework and fixtures
- A5.1 - Casework Details and Schedules
- A6.0 -Reflected Ceiling Plan
- A6.1 -Ceiling Details
- A7.0 -Wall and Roof Details A8.0 -Door and Window Details

Civil:

- C1 -Topographic Survey
- C2 -Grading Plan, Utility Plan and Details

Structural:

- S1 -Structural Notes
- S2 -Structural Foundation Plan S3 -Structural Framing Plan
- S4 -Structural Details

Mechanical:

- M0 -HVAC Schedules and Notes M1 -HVAC Floor Plan
- M2 -HVAC Details

Plumbing:

- P0 -Plumbing Notes and Schedules
- P1 -Plumbing Waste, Vent & Gas Piping P3 -Plumbing Details

Electrical:

- E1 -Electrical One-Line diagram, Legend & Notes E2 -Site Electrical Plan
- E3 -Power and Signal Plans E4 -Lighting Plan
- E5 -Electrical Details

Energy:

- T24 -Energy Calculations and Forms

Fire Sprinklers:

- F1 -Fire Sprinkler Notes and Schedules F2 -Fire Sprinkler Plans
- F3 -Fire Sprinkler Details

Specification:

- Project Specification Manual
- j. Assist County with obtaining a building permit.
 1. Prepare application.
 2. Submit plan documents to the Nevada County Building Department.

3. Obtain plan check comments.
4. Prepare plan check responses.
5. Submit plan documents for final approval.
- k. Assist County in obtaining Encroachment Permits and NID approval for fire line.

BIDDING AND NEGOTIATIONS

- a. Assist with Bid process:
 1. Attend Bid Walk.
 2. Respond to Contractor's request for information.
- b. Preparation of Architect's addenda.

CONSTRUCTION PHASE SERVICES

1. Attend construction meetings in conjunction with site observation visits.
2. Respond to Contractor's request for information.
3. Preparation of Architect's supplemental instructions and proposal request.
4. Review of submittals, material samples and shop drawings.
5. Review change orders.
6. Preparation of Architect's punch list.

EXCLUSIONS

1. Utility incentive calculations and documentation.
2. Cal-Green Commissioning.
3. Low Voltage System Design.
4. Reports (Drainage, Biological, Cultural, Traffic, etc.).
5. SWPPP and SWPPP Monitoring and Reporting.
6. Easements, legal Descriptions to accommodate additional agency facilities, if needed.
7. Any service not specifically included herein.

TERMS AND CONDITIONS

Visual/Audio Image Release

By signing this agreement I grant permission to Wallis Design Studio Architects, Inc , (WDSA) its employees and agents, to take and use visual/audio images of my property and future built project. Visual/audio images are any type of recording, including but not limited to photographs, digital images, drawings, renderings, voices, sounds, video recordings, audio clips or accompanying written descriptions. I agree that WDSA owns the images and all rights related to them. The images may be used in any manner or media without notifying me, such as company-sponsored websites, publications, promotions, broadcasts, advertisements, posters and theater slides, as well as for non-company uses. I waive any right to inspect or approve the finished images or any printed or electronic matter that may be used with them, or to be compensated for them. I release WDSA and its employees and agents, including any firm authorized to publish, broadcast and/or distribute a finished product containing the images, from any claims, damages or liability which I may ever have in connection with the taking or use of the images or printed material used with the images.

REIMBURSABLE EXPENSES

Printing and Mileage reimbursement have been included in the fixed fee.

CONSULTANT EXPENSES

Any extra work involving the Architect's Consultants requested by the Owner that is not specifically included in this proposal will need written approval by the Owner for an additional cost change order for cost plus Ten Percent (10.00%).

HOURLY BILLING RATES

\$155.00 -Principal
 \$145.00 -Architect
 \$135.00 -Project Management
 \$125.00 -Designer II
 \$115.00 -Designer I
 \$100.00 -Administrative/Clerical

FEE SCHEDULE

Fixed Fee Proposal includes all Architectural services listed above, all work requested in the attached RFP issued by Nevada County and the following Consultant Services:

Civil Engineering Structural Engineering

Mechanical & Plumbing Engineering Electrical Engineering

Fire Sprinkler Engineering Cost Estimating

Surveyor Services

Geotechnical Services

EXHIBIT B
SCHEDULE OF CHARGES AND PAYMENTS
WALLIS DESIGN STUDIO ARCHITECTS, INC

Contractor will be paid for professional services in accordance with the following schedule in an amount not to exceed \$232,500 is projected to be spent by June 30, 2024. Funds unspent within the projected fiscal year, may be spent in the following fiscal year(s), through June 30, 2024.

This contract shall be a fixed fee in the above amount and will incorporate the services listed in the contractors fee proposal dated 1/9/2023. The Fee proposal shall be incorporated into this contract.

Contractor shall submit invoices monthly for services provided. Payment terms are net 30 days from receipt of invoices by County.

Invoices shall be submitted to:

County of Nevada
Health & Human Services Agency - Fiscal
950 Maidu Ave
Nevada City, CA 95959

EXHIBIT C
INSURANCE REQUIREMENTS
WALLIS DESIGN STUDIO ARCHITECTS, INC.

Insurance. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, or employees. Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation:** Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease.
4. **Professional Liability (Errors and Omissions):** Insurance covering **design and engineering** error and omission with limit no less than **\$2,000,000** per occurrence or claim, **\$2,000,000** aggregate.

The insurance obligations under this Contract shall be the greater of 1—all the Insurance coverage and limits carried by or available to Contractor; or 2—the minimum Insurance requirements shown in this Contract. Any insurance proceeds in excess of the specified limits and coverage required, which are applicable to a given loss, shall be available to County. No representation is made that the minimum Insurance requirements of this Contract are sufficient to cover the indemnity or other obligations of Contractor under this Contract.

If Contractor maintains broader coverage and/or higher limits than the minimums shown above, County requires and shall be entitled to the broader coverage and/or the higher limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to County.

Other Insurance Provisions:

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured Status: County, its officers, employees, agents, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of the work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 25, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used.)
2. **Primary Coverage** For any claims related to this contract, **Contractor's insurance shall be primary** insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects County, its officers, employees, agents, and volunteers. Any insurance or self-insurance maintained by County, its officers, employees, agents, and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

3. **Notice of Cancellation** This policy shall not be changed without first giving thirty (30) days prior written notice and ten (10) days prior written notice of cancellation for non-payment of premium to County.
4. **Waiver of Subrogation** Contractor hereby grants to County a waiver of any right to subrogation which any insurer or said Contractor may acquire against County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not County has received a waiver of subrogation endorsement from the insurer.
5. **Deductible and Self-Insured Retentions** Deductible and Self-insured retentions must be declared to and approved by County. County may require Contractor to provide proof of ability to pay losses and related investigations, claims administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or County.
6. **Acceptability of Insurers:** Insurance is to be placed with insurers authorized to conduct business in the State with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to County.
7. **Claims Made Policies** if any of the required policies provide coverage on a claims-made basis:
 - a. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - b. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
 - c. If the coverage is canceled or non-renewed, and not replaced with another **claims-made policy form with a Retroactive Date**, prior to the contract effective date, Contractor must purchase "extended reporting" coverage for a minimum of **five (5)** years after completion of contract work.
8. **Verification of Coverage** Contractor shall furnish County with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to County before work begins. However, failure to obtain and provide verification of the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
9. **Subcontractors** Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that County is an additional insured on insurance required from subcontractors. For CGL coverage subcontractors shall provide coverage with a format at least as broad as CG 20 38 04 13.
10. **Special Risks or Circumstances** County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.
11. **Conformity of Coverages** If more than one policy is used to meet the required coverages, such as an umbrella policy or excess policy, such policies shall be following form with all other applicable policies used to meet these minimum requirements. For example, all policies shall be Occurrence Liability policies, or all shall be Claims Made Liability policies, if approved by County as noted above. In no cases shall the types of policies be different.
12. **Premium Payments** The insurance companies shall have no recourse against County and funding agencies, its officers and employees or any of them for payment of any premiums or assessments under any policy issued by a mutual insurance company.

13. **Material Breach** Failure of Contractor to maintain the insurance required by this Contract, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Contract.
14. **Certificate Holder** The Certificate Holder on insurance certificates and related documents should read as follows:

County of Nevada
950 Maidu Ave.
Nevada City, CA 95959

Upon initial award of a Contract to your firm, you may be instructed to send the actual documents to a County contact person for preliminary compliance review.

Certificates which amend or alter the coverage during the term of the Contract, including updated certificates due to policy renewal, should be sent directly to Contract Administrator.

WALLIS DESIGN STUDIO ARCHITECTS, INC.

Description of Services: Architectural design services for the Resource Center Project

SUMMARY OF MATERIAL TERMS

Max Annual Price: \$232,500.00

Contract Start Date: 1/24/2023

Contract End Date: 6/30/2024

Liquidated Damages: N/A

INSURANCE POLICIES

Commercial General Liability	(\$2,000,000)	Worker's Compensation	(Statutory Limits)
Automobile Liability	(\$1,000,000)	Professional Errors and Omissions	(\$2,000,000)

FUNDING

Click or tap here to enter text.	1589-50601 -451-4000/540300
Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.

LICENSES AND PREVAILING WAGES

Designate all required licenses: N/A

NOTICE & IDENTIFICATION

<u>COUNTY OF NEVADA:</u>		<u>CONTRACTOR:</u>	
Nevada County Health and Human Services Agency, Housing and Community Services Department		Wallis Design Studio Architects, Inc.	
Address:	950 Maidu Avenue	Address	152 South Auburn Street
City, St, Zip	Nevada City, California, 95959	City, St, Zip	Grass Valley, CA 95945
Attn:	Rob Choate	Attn:	Robert Wallis
Email:	rob.choate@cnevadacountyca.gov	Email:	robert.wallis@wdsa.us
Phone:	(530) 265-1645	Phone:	(530) 274-7010

Contractor is a: (check all that apply)					EDD Worksheet Required Yes ☐ No ☒	
Corporation:	☒	Calif.	☒	Other ☐	Additional Terms & Conditions Included (Grant Specific) Yes ☐ No ☒	
Non- Profit:	☐	Corp.	☐			
Partnership:	☐	Calif.	☐	Other ☐	Subrecipient Yes ☐ No ☒	
Person:	☐	Indiv.	☐	DBA ☐		
		Ass'n	☐	Other ☐		

ATTACHMENTS

Exhibit A: Schedule of Services	Exhibit E: Schedule of HIPAA Provisions
Exhibit B: Schedule of Charges and Payments	Exhibit G: Additional Funding Terms and Conditions
Exhibit C: Insurance Requirements	

WALLIS DESIGN STUDIO ARCHITECTS

BRUNSWICK COMMONS RESOURCE CENTER – SCHEDULE OF SERVICES

01/09/2023

Nevada County Housing and Community Services
Attn: Rob Choate

Re: Nevada County Brunswick Commons Resource Center

Dear Rob,

We are pleased to present to you our proposal for Architectural and Engineering services for the Brunswick Commons Resource Center project. Please review the scope of services below and reach out to us with any questions or needed clarifications. We have assembled a comprehensive set of services to minimize any surprises down the road.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. Wallis', with a stylized, cursive script.

Robert Wallis

WALLIS DESIGN STUDIO ARCHITECTS

BRUNSWICK COMMONS RESOURCE CENTER - SCHEDULE OF SERVICES



TYPE OF CONTRACT & FEE STRUCTURE

- a. Fixed Fee of \$232,500 dollars
- b. Project Documents to be conveyed in 2 phases
 - Phase One - Resource Center
 - Phase Two - Transitional House

PRE-DESIGN

- a. Architect will meet with designated representative(s) of Nevada County to obtain input and discuss project requirements:
 - 1. Project goals.
 - 2. Grant requirements.
 - 3. Key dates and project schedule.
 - 4. Confirm overall scope of project.
 - 5. Appropriate project team members.
- b. Meet with local consultant team to discuss goals, project schedule, scope of project and outline budget.
- c. Architect will review program to better understand project requirements with project representative(s) and consultant team.

DESIGN AND PLANNING

- a. Prepare online Work Plan. Invite project representatives to participate and view online.
- b. Field verification of existing building.
- c. Instruct Civil Engineer to conduct and prepare site survey.
- d. Prepare building 3-d model in Revit.
- e. Meet with Planning and Building department to verify project requirements.
 - 1. Planning approval process.
 - 2. Building Department Requirements
- f. Work with County Representative and Project Manager to confirm grant requirements and finalize building and site programmatical components.

BRUNSWICK COMMONS RESOURCE CENTER - SCHEDULE OF SERVICES

- g. Prepare space plan alternative.
- h. Prepare site plan alternatives.
- i. Prepare preliminary code analysis (exiting and plumbing fixture count).
- j. Meet (s) with County Representative's to present alternative and obtain feedback.
- k. Revise design layouts based upon feedback.
- l. Prepare exterior building elevations and digital 3-D model.
- m. Meet(s) with County Representative to present alternative and obtain feedback.
- n. Prepare schematic design documents incorporating feedback.
 - 1. Topographical Survey.
 - 2. Site Plan.
 - 3. Floor Plan.
 - 4. Roof Plan.
 - 5. Exterior Elevations.
 - 6. Colored Perspective drawing if desired by County or required by jurisdiction.
 - 7. Exterior Material and Color palettes.
- o. Meet (s) with County Representative to obtain feedback.
- p. Meet with County Representative to review project estimate and authorization to proceed into Design Development.

CONSTRUCTION DRAWINGS AND SPECIFICATIONS

- a. Instruct Consultant Team to proceed with design.
- b. Evaluate with County Representative avenues for reducing construction cost.
- c. Prepare Design Development documents.
 - 1. Expand upon Site Plan.
 - 2. Prepare Demolition Plan.
 - 3. Expand upon Floor Plan.
 - 4. Expand upon Roof plan.
 - 5. Prepare Ceiling Plan.
 - 6. Expand upon Exterior Elevations.
 - 7. Interior Elevations.
 - 8. Prepare Interior Finish options and present to County Representative(s).
- d. Meet (2 anticipated) with County Representative to obtain feedback and incorporate into Design Development Documents.
- e. Prepare outline specification.
- f. Instruction estimator to prepare Estimate of Probable Cost.
- g. Conduct Project Management activities.
 - 1. Project Correspondence.
 - 2. Attend Project Meetings.
 - 3. Coordination with project team.
 - 4. Conduct Quality Review of documents.
- h. Meet (2 anticipated) with County to obtain feedback and approval to proceed into Construction Drawings.
- i. Prepare Construction Documents that fix and describe components required for construction:

BRUNSWICK COMMONS RESOURCE CENTER - SCHEDULE OF SERVICES

Architectural:

- A0.0 - Cover Sheet
- A0.1 - General Notes
- A0.2 - Green Building Code Requirements
- A0.3 - Code Analysis
- A0.4 - Egress and Signage Plan
- A1.0 - Architectural Site Plan
- A1.1 - Site Details
- A2.0 - Existing and Demolition Floor Plan
- A2.1 - Floor Plan
- A2.2 - Enlarged Plans: Kitchen, Laundry, Bathroom's and ADA Restrooms
- A2.3 - Roof Plan
- A3.0 - Schedule Sheet: Doors, Equipment, Casework and Interior Finishes
- A3.1 - Restroom Fixture and Mounting Heights
- A4.0 - Exterior Building Elevations
- A4.1 - Building Sections
- A5.0 - Interior Elevations of all casework and fixtures
- A5.1 - Casework Details and Schedules
- A6.0 - Reflected Ceiling Plan
- A6.1 - Ceiling Details
- A7.0 - Wall and Roof Details
- A8.0 - Door and Window Details

Civil:

- C1 - Topographic Survey
- C2 - Grading Plan, Utility Plan and Details

Structural:

- S1 - Structural Notes
- S2 - Structural Foundation Plan
- S3 - Structural Framing Plan
- S4 - Structural Details

Mechanical:

- M0 - HVAC Schedules and Notes
- M1 - HVAC Floor Plan
- M2 - HVAC Details

BRUNSWICK COMMONS RESOURCE CENTER - SCHEDULE OF SERVICES

Plumbing:

- P0 - Plumbing Notes and Schedules
- P1 - Plumbing Waste, Vent & Gas Piping
- P3 - Plumbing Details

Electrical:

- E1 - Electrical One-Line diagram, Legend & Notes
- E2 - Site Electrical Plan
- E3 - Power and Signal Plans
- E4 - Lighting Plan
- E5 - Electrical Details

Energy:

- T24 - Energy Calculations and Forms

Fire Sprinklers:

- F1 - Fire Sprinkler Notes and Schedules
- F2 - Fire Sprinkler Plans
- F3 - Fire Sprinkler Details

Specification:

- Project Specification Manual

- j. Assist County with obtaining a building permit.
 - 1. Prepare application.
 - 2. Submit plan documents to the Nevada County Building Department.
 - 3. Obtain plan check comments.
 - 4. Prepare plan check responses.
 - 5. Submit plan documents for final approval.
- k. Assist County in obtaining Encroachment Permits and NID approval for fire line.

BIDDING AND NEGOTIATIONS

- a. Assist with Bid process:
 - 1. Attend Bid Walk.
 - 2. Respond to Contractor's request for information.
- b. Preparation of Architect's addenda.

CONSTRUCTION PHASE SERVICES

- 1. Attend construction meetings in conjunction with site observation visits.
- 2. Respond to Contractor's request for information.
- 3. Preparation of Architect's supplemental instructions and proposal request.
- 4. Review of submittals, material samples and shop drawings.
- 5. Review change orders.
- 6. Preparation of Architect's punch list.

WALLIS DESIGN STUDIO ARCHITECTS

BRUNSWICK COMMONS RESOURCE CENTER - SCHEDULE OF SERVICES

EXCLUSIONS

1. Utility incentive calculations and documentation.
2. Cal-Green Commissioning.
3. Low Voltage System Design.
4. Reports (Drainage, Biological, Cultural, Traffic, etc.).
5. SWPPP and SWPPP Monitoring and Reporting.
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Civil Engineering
Structural Engineering
Mechanical & Plumbing Engineering
Electrical Engineering
Fire Sprinkler Engineering
Cost Estimating
Surveyor Services
Geotechnical Services

Total Fixed Fee: **\$232,500 dollars**

Please sign and return one copy of this agreement as your authorization to proceed with the work and your acceptance of this agreement and keep another copy for your records.

This Agreement is entered into as of the date first written above.

Architect: Robert Wallis C 30915
Date: 01/09/2023
Signature: Robert Wallis, CEO



Owner/Client:
Date:
Signature: