

October 27, 2026

Project No.: 1650.7073

Board of Supervisors
Kern County Administrative Center
1115 Truxtun Avenue
Bakersfield, California 93301

**PROPOSED AMENDMENT NO. 1 TO AGREEMENT 109-2024 WITH VANIR
CONSTRUCTION MANAGEMENT INC., FOR BRIDGING ARCHITECTURAL
AND CONSTRUCTION MANAGEMENT SERVICES FOR THE BEHAVIORAL HEALTH
AND RECOVERY SERVICES YOUTH CRISIS STABILIZATION UNIT AND FAMILY
RESOURCE CENTER, TO ADD TO THE SCOPE OF SERVICES AND
INCREASE THE COMPENSATION AMOUNT; S.D. #5
(Fiscal Impact: \$25,425; Budgeted; Discretionary)**

Attached for your Board's approval is Amendment No. 1 to Engineering Services Agreement No. 109-2024 with Vanir Construction Management, Inc., to provide ongoing construction management and bridging architectural services for the Behavioral Health and Recovery Services (BHRS) Youth Crisis Stabilization Unit and Family Resource Center.

On March 12, 2024, your Board entered into Agreement No. 109-2024, in an amount not to exceed \$1,044,923, to provide construction management and bridging architectural services for the Youth Crisis Stabilization Unit and Family Resource Center.

Amendment No. 1 adds commissioning services for the project's mechanical, electrical, plumbing, and low-voltage systems, including HVAC, lighting, communications, fire alarm, security, and power-monitoring systems. The services include design and submittal reviews; review of project requirements and specifications; development and implementation of a commissioning plan; and tracking and resolution of commissioning issues throughout the project. This Amendment expands the scope of services and increases the maximum compensation by \$25,425, for a new total amount not to exceed \$1,070,348.

County Counsel has reviewed and approved this amendment as to form. The County Administrative Office has reviewed this request.

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Therefore, IT IS RECOMMENDED that your Board: 1) approve Amendment No. 1 to Agreement 109-2024 with Vanir Construction Management Inc., to continue providing construction management and bridging architectural services for the BHRS Youth Crisis Stabilization Unit and Family Resource Center, in the amount of \$25,425, for a new total amount not to exceed \$1,070,348.; and 2) authorize the Chairman to sign.

Sincerely,



Michelle Burns-Lusich
Chief General Services Officer

MBL:BP:nr:th:yz
Attachment
cc: CAO
County Counsel
File
Vanir Construction
4540 Duckhorn Dr., Sacramento, CA 95834

AMENDMENT NUMBER ONE
TO
PROFESSIONAL SERVICES AGREEMENT
(Kern County – Vanir Construction Management, Inc.)

THIS AMENDMENT TO AGREEMENT, effective on _____, is between the COUNTY OF KERN, a political subdivision of the State of California, as represented by the Construction Services Division of the General Services Department ("County") with its principal location at 1115 Truxtun Avenue, Bakersfield, CA 93301, and VANIR CONSTRUCTION MANAGEMENT, INC ("Consultant"), whose principal place of business is at 4540 Duckhorn Drive, Suite 300, Sacramento, CA 95834,

RECITALS:

WHEREAS, County and Consultant entered into an Engineering Services Agreement dated March 12, 2024, agreement # 109-2024 ("Agreement"); and

WHEREAS, the parties to the Agreement desire to amend the Agreement as specified below;

NOW, THEREFORE, County and Consultant do mutually agree as follows (check those applicable):

 Term. The Agreement shall be extended through _____, unless sooner terminated as provided for in the Agreement.

 X **Services**. See Exhibit A, which is attached hereto and incorporated herein, for Additional Services.

 X **Compensation for Services** payable by County under the Agreement shall increase from \$ \$1,044,923.00 to \$1,070,348.00 .

 Expenses payable by County under the Agreement shall increase/decrease from \$ to \$.

 X **Total Amount Payable Under Agreement** (Compensation for Services, Plus Expenses) payable by County under the Agreement shall increase from \$1,044,923.00 to \$1,070,348.00.

Except as expressly amended herein, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment Number 1 to the Agreement has been executed as of the date indicated above.

APPROVED AS TO CONTENT:

By Michelle Burns-Lusich
Michelle Burns-Lusich, Chief General
Services Officer

Date: 9/30/2026

APPROVED AS TO FORM:
Office of the County Counsel

By Brian Van Wyk
Brian Van Wyk, Deputy

Date: 9/29/2026

COUNTY OF KERN

By _____
Chairman, Board of Supervisors
"County"

Date: _____

VANIR CONSTRUCTION MANAGEMENT, INC.

By Jerry Avalos
Jerry Avalos, President
"Consultant"

Date: 9/25/2026



EXHIBIT A TO AMENDMENT NO. ONE

Task # 1 – Commissioning (Cx): We will perform a focused approach to the commissioning process during the current phase of the project for all of your building systems. We have inhouse professionals that can perform these commissioning services.

Category 1: Provide design review, submittal review and commissioning of mechanical, electrical, and plumbing (MEP) systems including HVAC, BMS, lighting, water, renewable systems, emergency systems, and power monitoring systems.

Category 2: Provide significant value in low voltage systems integration including public address (PA), non-detention systems to ensure functional capabilities and quality of your communications, data, audio-visual, fire-alarm and security systems.

- Conduct Design Reviews for Commissioned Systems
- Review the Owner's Project Requirements (OPR).
- Review of Basis of Design (BoD) developed by the Architect and make recommendations based on current design and past similar facility experience Incorporating Commissioning in Construction Documents (CDs)
- Commissioning Plan Development/Implementation
- Review Commissioning Specifications
- Issues log for tracking/action/resolution of Commissioning items throughout the Project

Construction Phase Proposed Fee (Task 1):

Lump sum not-to-exceed **\$25,425.00**, for services including the above items. Travel and office expenses for the duration of the project (noted above) are included in proposal as a negotiated monthly lump sum amount. See attachment **Exhibit "B"** for summary and breakdown of Cx construction phase hours.

Telephone conferences are planned to be used to help reduce the need for travel. The start date for the above services is expected to be mid/end July 2026 with construction expected to be completed end of December 2026.



OPTIONAL SERVICES - Commissioning - Construction Phase FEE SCHEDULE

Construction Phase Costs - Commissioning										
		Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Position	Rate	20	21	22	23	24	25	26	Total Hrs	Total Cost
Principal in Charge	\$265								0	\$ -
Project Director	\$225								0	\$ -
Sr. Construction Manager	\$195								0	\$ -
Commissioning Agent	\$175		25	25	25	20	20	20	135	\$ 23,625.00
Document Control Admin.	\$100								0	\$ -
Scheduler	\$165								0	\$ -
Total Cost		\$0	\$4,375	\$4,375	\$4,375	\$3,500	\$3,500	\$3,500	135	\$23,625.00

Construction Phase

Subtotal **\$23,625**

Reimbursable Cost @
\$300/month for 6 month
duration **\$1,800**

Total **\$25,425**