

AMENDMENT #1 TO
THE STANDARD AGREEMENT FOR PROFESSIONAL SERVICES
NDRC ARCHITECTURAL SERVICES – PHASE II

This Amendment #1 (“Amendment #1”) is entered into this 7th day of April, 2020, by and between the County of Tuolumne, a political subdivision of the State of California (“County”) and Lionakis, a California corporation (“Consultant”).

WHEREAS, on March 3, 2020, the County and the Consultant entered into a Standard Agreement for Professional Services (“Agreement”) to provide architectural services for the Community Resilience Center Project, Phase II; and

WHEREAS, during the design development process it was apparent that additional specialty consultants were needed in order to accomplish the requirements of the grant and the agreement with Housing and Community Development; and

WHEREAS, specialty consultants are needed for the following services: audio visual, radio, sustainability and acoustical; and

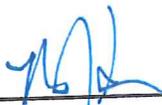
WHEREAS, after execution of the Agreement, the Consultant submitted a proposal to conduct the required scope related to audio visual, radio, sustainability and acoustical services, and the parties desire to add those services to the Agreement with the County.

NOW THEREFORE, THE COUNTY AND THE CONSULTANT AGREE as follows:

1. Paragraph 1 and Exhibit A of the Agreement, concerning Scope of Work, are amended to add audio visual, radio, sustainability and acoustical services as outlined on Attachment A attached hereto.
2. Paragraph 3 and Exhibit B of the Agreement, concerning Compensation and Reimbursement, are amended to add an amount not to exceed One Hundred Forty Six Thousand Dollars and no cents (\$146,000.00) as the sole and only compensation to Consultant for the audio visual, radio, sustainability and acoustical services as outlined in Attachment A attached hereto.
3. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.

[signatures follow on next page]

IN WITNESS WHEREOF, the parties have executed this Amendment #1 to the Agreement as of the date written above.

COUNTY OF TUOLUMNE 	CONSULTANT
By: Sherri Brennan, Chair Board of Supervisors	By: Mike J. Davey Principal 
ATTEST: 	
By: Alicia Jamar Seal Chief Deputy Clerk of the Board	
APPROVED AS TO LEGAL FORM:	
By: Christopher J. Schmidt Deputy County Counsel	

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

By: 
ALICIA L. JAMAR
Clerk of the Board

IN WITNESS WHEREOF, the parties have executed this Amendment #1 to the Agreement as of the date written above.

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APPROVED AS TO LEGAL FORM:	
 By: Christopher J. Schmidt Deputy County Counsel	

Attachment A



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Sacramento CA 95811
P: 916.558.1900
F: 916.558.1919
www.lionakis.com

March 25, 2020

Maureen Frank
County Administrative Officer
County of Tuolumne
48 Yaney Street
Sonora, CA 95370

**Re: Fee Proposal for Radio, Audio-Visual, Acoustical and Sustainability Design Services
Tuolumne County Community Resiliency Center**

Dear Maureen:

Lionakis is pleased to submit our fee proposal for Radio, Audio-Visual, Acoustical and Sustainability Design Services for the New County of Tuolumne Community Resiliency Centers located within Tuolumne and Groveland. The services of these four consultants are not in previous proposals to the County. Through the design development process, it has been determined that each of these four professional services are necessary in order to provide complete designs for the Groveland and Tuolumne sites.

Sustainability

Lionakis Sustainability Services consists of WELL v2 Consulting and Coordination Services and SITES v2 certification assistance. The projects will be receiving four certifications, each site and each building must be certified individually.

The Lionakis Sustainability Services Studio will provide human health-oriented design and WELL services for both CRC's. They will need to achieve WELL and SITES individually. The project goal is to achieve, at a minimum, WELL Silver certification under the WELL version 2 rating system.

The Sustainability Services Studio team will manage the WELL certification efforts. This will include WELL documentation of credits assigned to the architect, coordination with the design and construction teams, review of WELL documentation completed by all team members and coordination with the GBCI on the submission of documentation and Performance Verification.

Audio-Visual

Typical of similar projects, we envision the scope as highlighted below, although this is not intended to limit what may be required as a result of further programming discussions with stakeholders.

The Design Scope for both the Tuolumne & Groveland Centers will comprise at minimum, the following: AV Presentation systems for the divisible multi-purpose rooms and classrooms for wired and wireless, laptop connectivity, Audio and Video Teleconferencing systems where required, Building-wide television signal distribution systems, and Digital signage monitor(s) and player(s) where required.

Acoustical

The two Community Resiliency buildings are identical in floor plan. Acoustical recommendations for one building will be copied over to the other building. Both projects are pursuing WELL certification. The "Sound" concept for WELL includes prerequisite requirements and points available in several categories including control of background sound and vibration levels from the building mechanical system, interior acoustic design and reverberation control, and sound transmission and isolation between adjacent spaces. Our acoustical consultant will provide documentation as required by the acoustical section of WELL.

Radio

The radio design firm's basic services cover the design of the following systems: Radio Infrastructure (1. Radio Towers – drawings and specifications from tower manufactures based on geotechnical reports. 2. Radio Antennas are specified by the owner, documentation of elevations, mounting methods, identification methods. 3. Building Pathways for Radio Systems – cable trays, conduits, hangers, etc.. 4. Cabling Radio Systems –

backbone cabling, horizontal cabling, access point cabling, server room cabling. 5. Connections for Radio Systems).

DESCRIPTION OF PROJECT

In 2015, in response to state and local officials, President Obama announced the National Disaster Resilience Competition (NDRC). The federal government allocated \$1 billion towards this competition and invited communities that experienced a natural disaster to compete for funds to help them rebuild and increase their resilience to future disasters. The goal of this competition was to support innovative resiliency projects at the local level while encouraging communities to adopt policy changes and activities that plan for the impact of extreme weather and climate change and rebuild affected areas to be better prepared for the future.

The NDRC is being administered through the U.S. Housing and Urban Development's (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) Program. Any State, County or City that received a federal disaster declaration between the years of 2011 and 2013 was eligible to apply for this funding. Tuolumne County's eligible event was the Rim Fire.

In 2016, the State of California teamed up with Tuolumne County to submit a NDRC grant application. In January 2017, the State and County were notified of a NDRC award of roughly \$70 million. The grant application included the following three pillars.

1. Forest and Watershed Health,
2. BioMass Facility and Wood Projects Campus, and
3. **A Community Resiliency Center (CRC), \$19,261,125**

At the conclusion of Programming and Site Selection (Phase 1) and Schematic Design (Phase 2) it was determined that the County could only be adequately served by the construction of two resiliency centers. One center to be in Tuolumne and the other in Groveland.

Tuolumne

This project consists of a 9,000 square foot CRC within the unincorporated community of Tuolumne. The resiliency center consists of a main assembly space, a commercial kitchen, a classroom, private offices and core spaces such as mechanical, electrical, janitorial and restrooms.

The resiliency center will be located on the southeast corner of Cherry Loop and Bay Street on approximately 1.0 acre. In addition to the center this site will include approximately 15 parking spaces, a minimal amount of landscaping and pedestrian and vehicular access points on the west and north sides of the parcel. An additional parcel of approximately 1.5 acres will comprise the remainder of this project and will serve for parking only. There will be approximately 110 parking spaces at this location which is directly across the street at the northeast corner of Cherry Valley Boulevard and Bay Street.

Per the Construction Estimate dated April 9, 2019 it is assumed that the construction budget for this project will be approximately \$8,000,000.

Groveland

This project consists of a 9,000 square foot CRC within the unincorporated community of Groveland. The resiliency center consists of a main assembly space, a commercial kitchen, a classroom, private offices and core spaces such as mechanical, electrical, janitorial and restrooms.

The resiliency center will be located on the north side of Ferretti Road west of the main entrance to Pine Mountain lake on approximately 5.0 acres. In addition to the center this site will include approximately 150 parking spaces, an outdoor amphitheater, a standalone restroom and a hiking trail.

Per the Construction Estimate dated April 9, 2019 it is assumed that the construction budget for this project will be approximately \$10,000,000.

This proposal is for both Community Resiliency Center's (CRC's).

Lionakis anticipates the construction cost for the Tuolumne and Groveland CRC's will be approximately \$8,000,000 and \$10,000,000 respectively. Design Development architectural services are anticipated to begin in December 2019. The anticipated durations for the phases of work for the project are as follows:

Phase 2	
Design Development	4.0 Months
Construction Documents	5.0 Months
Agency Approvals	3.0 Months
Bidding	3.0 Months
Construction Administration Services:	14.0 Months

Please note the above durations are approximate and may need to be adjusted based on actual time frames for such things as agency reviews and approvals.

We propose a scope of services and deliverables for Architectural, Structural Engineering, Mechanical Engineering, Electrical Engineering, Civil Engineering, Cost Estimating and Landscape Architecture as follows:

SERVICES AND DELIVERABLES

The basic services will coincide with those of the Standard Agreement of the County of Tuolumne.

PHASE 2

Services in this phase will be provided by the consultants listed in the clarifications section.

Design Development

Sustainability

1. Discovery Process – With key members of the design team, complete air, water and thermal comfort related research and analysis required to support informed and effective discussions about potential human health-oriented design and construction opportunities in preparation for the Eco Charrette.
2. Prepare Charrette Workbook – Assemble Eco Charrette workbook including an Integrated Design & Charrette agenda, Discovery Process findings, WELL version 2 overview slide presentation, a WELL v2 scorecard, the WELL Rating System, and a glossary of human health terms.
3. Charrette –A two hour workshop to include the design team and representatives of the owner, user and facilities staff. The workshop to start with an introduction to the requirements of the WELL version 2 rating system, focusing on options the Discovery Process identified for the project. The group will brainstorm human health strategies relevant to the project and complete a preliminary WELL scorecard. The Lionakis Sustainability Services Studio will facilitate the charrette.
4. Prepare Charrette Summary Credit Matrix - Collect all the information from the Eco Charrette and assemble a credit matrix summarizing the goals set and the decisions made. A credit matrix will be provided to everyone in attendance at the charrette and be used as a tracking tool throughout the life of the project.
5. Design Meetings: Attend design coordination meetings as needed to address WELL activities. This proposal assumes two (2) meetings in Sacramento.
6. WELL Credit Matrix Updates: The credit matrix developed during the Eco Charrette process will outline the project's WELL goals & aspirations, track WELL points, identify priorities and assign team responsibilities and action items. This matrix will be updated as needed to reflect current project status throughout design.
7. WELL Registration and Management: Register the project with the GBCI, set up and act as project administrator for the WELL online credit tracking system.
8. SITES Registration and Management: Register the project with the GBCI, set up and act as project administrator for the SITES online credit tracking system

9. WELL Coordination: Collaborate with the project team on appropriate human health strategies, technologies and materials for the project
10. WELL Specifications: Provide assistance to the team to align the specifications toward a WELL version 2 Silver level certified project.
11. Innovation Points: Assist in the development of five (5) Innovation in Design WELL credits that are specific to the project. Innovation in Design credits will require the involvement of other team members and/or the owner.
12. WELL PI Forms: Complete WELL Project Information Forms, with assistance, as needed, from team members, including the owner.
13. SITES Documentation: Complete documentation for architecturally related design related credits.
14. WELL Documentation: Complete documentation for architecturally related design related credits.
15. Review SITES Documentation: Coordinate and review civil, landscape and owner SITES documentation for design related credits. Documentation for submittal on these credits is the responsibility of the respective team member and is assumed to be complete and correct to the best of their professional ability.
16. Review WELL Documentation: Coordinate and review MEP, civil and landscape and owner WELL documentation for design related credits. Documentation for submittal on these credits is the responsibility of the respective team member and is assumed to be complete and correct to the best of their professional ability.
17. WELL credit matrix: The Lionakis Sustainability Studio will regularly update the WELL credit matrix to inform the project team of the project status and requirements remaining to achieve WELL certification.
18. SITES credit matrix: The Lionakis Sustainability Studio will regularly update the SITE credit matrix to inform the project team of the project status and requirements remaining to achieve SITES certification.
19. WELL Scorecard: the Lionakis sustainability Studio will maintain and finalize the WELL scorecard.
20. SITES Scorecard: the Lionakis sustainability Studio will maintain and finalize the SITES scorecard.
21. SITE Design Phase submission package and Summary Report: Documents will be filed with the GBCI electronically in SITE Online. All project team members will have access to the project in SITE Online. The Lionakis Sustainability Studio will manage and hold the primary digital support files.

Audio-Visual

1. Defining the functional requirements based on meetings with appropriate client stake-holders.
2. Generation of preliminary BOM (Bill of Materials) and Budget Estimate.
3. Refine BOM and Budget Estimate based on client feedback.
4. Generate AV Power & Conduit drawings for the EE to include with his package.
5. Generate drawings representing functional signal & control flow for client review.
6. Revise above as needed based on client feedback and budget requirements.

Acoustical

1. Review the project drawings.
2. Review the current WELL criteria related to acoustics and determine acoustical design goals.
3. Reverberation and sound absorbing surfaces (S04 Sound Absorption):
 - a. Construct computer models to predict reverberation times for the spaces identified in WELL standards. Model various sound absorbing finishes and determine material placement to achieve the desired results.
4. Noise Isolation or sound transmission between spaces (S03 Sound Barriers):
 - a. Review the architectural drawings and proposed assembly types common to sound sensitive spaces.

- b. Determine Sound Transmission Class (STC) ratings for proposed assemblies and provide recommendations for improvement where necessary.
 - c. Mark-up architectural drawings to show proposed modifications.
5. Mechanical acoustics (S02 Maximum Noise Levels):
 - a. Review mechanical drawings, specifications, and equipment submittals.
 - b. Determine appropriate vibration isolation systems.
 - c. Predict sound levels through supply and return ducts into sound sensitive spaces based on typical duct layouts.
 - d. Recommend modifications to the HVAC system to meet background sound level goals.
6. Attend up to one local team meeting in this phase. Additional collaboration will occur through email or telephone calls.
7. Provide a report, narrative, and/or drawing mark-ups describing the architectural and mechanical acoustic design for the project with respect to WELL acoustical standards. Include sample calculations as needed.

Radio

1. Participate in a meeting at the Architect's or Owner's office to review the Project's Radio systems requirements.
2. Document in a Design Development Report the Radio systems design criteria, including:
 - a. Anticipated Antenna foundation footprint.
 - b. Pathway requirements
 - c. Radio system cabling
3. Participate in a conference call with the Architect and Owner to review and confirm the technology systems Basis of Design.
4. Obtain Owner approval/sign-off.
5. Deliverables: Radio System Design Development Report.

Construction Documents

Audio-Visual

1. Generate drawings and specifications for competitive bidding to include: Narrative specifications based on the CSI Master Format, Functional description of system design, Minimum contractor qualifications and performance standards, System wiring diagrams and floorplan equipment placement.

Radio

1. Participate in 1 meeting at the Architects office for Project Review.
2. Participate in Design Team meetings via conference calls.
3. Determine optimum tower location for each location.
4. Coordinate telecom room space requirements and locations for radio systems.
5. Design and layout of coaxial cable runs to locations identified by the Architect and Client.
6. Produce a drawing package consisting of: Title sheet (symbols list, drawing index), Site Plan, showing tower location and underground utilities, Tower plan (showing antenna mounting locations), Floor plans showing locations for radio connection points, Diagrams, pathways, typical cabling, bonding, and coaxial panel details.
7. Produce technology specifications sections.
8. Deliverables: Coordination documentation and CD Issuance (drawings, specifications, markups).

Bid and Award

Sustainability

1. Respond to bidding questions related to the human health-oriented design and WELL goals for the project.

Audio-Visual

1. Assist client with bid review and contractor selection.

Radio

1. Respond to bidding questions.

Construction Administration

Sustainability

1. WELL Construction Meetings: Facilitate one (1) pre-construction kick-off and one (1) mid-construction meeting with the Contractor and team in Sonora, CA.
2. Construction Meetings: Attend construction coordination meetings to discuss WELL documentation progress and project status. This proposal assumes meetings by phone every other month, or more often, as needed.
3. WELL Credit Matrix: Maintain WELL credit matrix outlining the project's WELL goals, track WELL points, identify priorities and assign team responsibilities and action items. This matrix will be updated as needed to reflect the current status throughout construction.
4. Review Contractor Action Plans: Contractor to provide action plans. Lionakis team to review and comment.
5. Review Contractor Progress Reports: Contractor's WELL consultant to provide monthly reports on progress of all contractor related WELL credits. Lionakis to review and comment.
6. WELL Coordination: Continued coordination with the design and construction team to document WELL points & meet GBCI requirements.
7. WELL Construction Coordination: Collaborate with the construction team on strategies to meet and document WELL related construction goals.
8. WELL RFI's: Review RFI's related to the sustainable design and WELL goals for the project.
9. WELL Submittals: Review submittals related to the sustainable design and WELL goals for the project.
10. WELL Documentation: Complete documentation for architecturally related construction phase credits.
11. Innovation Points: Assist in the development of five (5) Innovation in Design WELL credits that are specific to the project. Innovation in Design credits may also require the involvement of other team members and/or the owner.
12. Review WELL Documentation: Review MEP, civil, landscape and contractor WELL documentation for construction phase credits. Complete and correct documentation required for submittal of these credits is the responsibility of the respective team member.
13. GBCI Coordination: Coordinate the WELL construction phase submittal, including distribution of GBCI comments to construction team members and facilitation of construction team responses.
14. WELL Performance Verification: Assist Owner in coordination with approved WELL Performance Testing Agent including the pre-performance verification call.
15. SITES Construction Phase submission package and Summary Report: Documents will be filed with the GBCI electronically in SITES Online. All project team members will have access to the project in SITES Online. Lionakis will manage and hold the primary digital support files.
16. WELL Construction Phase submission package and Summary Report: Documents will be filed with the GBCI electronically in WELL Online. All project team members will have access to the project in WELL Online. Lionakis will manage and hold the primary digital support files.

Audio-Visual

17. Assist client with responses to contractor's RFIs.
18. Review contractor submittal drawings and equipment specifications.
19. Provide installation supervision during construction.
20. Provide commissioning services in advance of project acceptance and turn-over.
21. Review contractor "As Built" document package prior to turn-over to client.

Radio

1. Review the radio contractors' product and shop drawing submittals to check for general conformance with the specifications and to prevent incorrect products or unauthorized product substitutions prior to ordering. This review includes up to three rounds.
2. Respond to contractor-generated RFIs and general questions during the course of construction.
3. Participate in construction coordination meetings to address field coordination issues and assist in resolving necessary field modifications.
4. Punch Walk – Radio System: Conduct one punch walk with the radio systems contractor. Prepare a summary of deficiencies and/or items needing correction. Issue punch list through the Architect. Conduct one follow-up punch walk with the radio systems contractor to verify correction of deficient items. Issue updated punch list through the Architect.

CLARIFICATIONS

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

1. General Conditions, Supplementary Conditions and Division 00 shall be provided by the County.
2. Based upon limitation of liability from our insurance carrier, Lionakis is unable to make recommendations dealing with hazardous materials.
3. If required, the County will contract directly with an independent consultant for "Art in Public Places". Lionakis will coordinate substrate and structural requirements to accommodate integration into the project.
4. County will contract separately for geotechnical services.
5. It is assumed that the formal preparation of the SWPPP will be prepared by the contractor.
6. We will design for device and conduit raceways and punch down backboards associated with phone/data/low voltage systems. County will contract separately for pulling wires, punch blocks, servers, racks, and testing of low voltage phone and data systems.
7. The County will prepare any Environmental Impact Reports required for governmental agency approval.
8. We are anticipating one (1) total BOS presentation meeting.
9. We are anticipating up to eight (8) total site meetings during the Design Development and Construction Documents phases.
10. County will be responsible for reproduction and distribution of bid sets.
11. We shall attend bi-weekly meetings/trips during construction administration.
12. Sustainability specific Clarifications:
 - a. Owner to provide the Owner's Project Requirements for the Commissioning Agent review.
 - b. Design Engineers of Record shall create project Basis of Design for Commissioning Agent review.
 - c. Excludes detailed Construction Cost Estimates.
 - d. Excludes in-depth Life Cycle Cost analysis.
 - e. Excludes WELL Building Performance Testing.

- f. Excludes Building Commissioning.
 - g. Excludes GBCI Credit Interpretation requests.
 - h. Excludes LEED Documentation Services.
 - i. Excludes CALGreen / Title 24 Documentation Services.
13. Audio-Visual specific clarifications:
- a. One (1ea.) trips for site visits/coordination meetings in each design phase and one (1ea.) trip during the CA phase are included. There is no limitation on the number of on-line, web conferencing meetings.
14. Acoustical specific clarifications:
- a. One (1) project design meeting is included in the scope of work as outlined. Additional meetings or site visits may require authorization to exceed the project fees in this proposal.
 - b. No drawing sheets or details for acoustical design will be produced by Acoustical Engineering Consultants for inclusion in the project drawings. Any drawings provided will be for reference only.
 - c. Rooms not identified per WELL standards are excluded from acoustical consulting services.
 - d. Acoustical commissioning tests or field tests to evaluate site noise sources are excluded from the current scope of services. Assumptions regarding the exterior noise environment will be based on published noise level information or from the project EIR (if applicable).
 - e. The project is designing to WELL standards, but the scope of services does not include field test verification. WELL acoustical testing services can be provided in a separate proposal upon request.
 - f. AEC is a consulting engineering firm only and does not provide materials or installation services.
 - g. Construction administration services such as site inspections or submittal reviews are excluded.
15. Radio specific Clarifications:
- a. Silke Communications anticipates the project will not require the following services as part of their basic services. However, if required, they can perform any of the following as additional services for additional compensation. As approved, Silke Communications will:
 - i. Design and/or specification of Radio Frequency (RF) equipment (radios, scanners) for CFCI or OFOI.
 - ii. Detailed budgetary requirement.
 - iii. Predictive RF propagation studies
 - iv. FCC License filing fees and frequency coordination (3rd party)
 - v. Design an in-building Distributed Antenna System (DAS) – for cellular services/mobile communications (GSM, CDMA, 3G, 4G)
 - vi. Lead and manage product demonstrations for the Owner team.
 - vii. Participate in value engineering activities beyond the CD phase.
 - viii. Electronic stamp, wet stamp, wet sign drawing sets.
 - ix. Participate in commissioning of radio systems.
 - x. Provide project management services, such as the following:
 - o Manage the creation of IT standards
 - o Manage the bidding/negotiation process
 - o Interface with the Owner's IT staff during construction with updates on the Project's progress, including issuing progress/status reports
 - o Review contractor payment applications

Ms. Maureen Frank
New Tuolumne County Community Resiliency Center
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- o Coordinate attachment of OFOI systems to the radio systems.
- o Coordinate/manage systems migration and move/relocation
- o Provide training on radio systems

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

Sustainability:	Lionakis
Audio-Visual:	GM Engineering
Acoustical:	Acoustical Engineering Consultants
Radio:	Silke Communications

COMPENSATION

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

Phase 2	
Design Development Services:	\$63,500.00
Construction Documents Services:	\$36,000.00
Bid and Award Services:	\$3,000.00
Construction Administration Services:	<u>\$43,500.00</u>
Total Contract Amount:	\$146,000.00

Fee by Consultant	
Lionakis - Architecture:	\$8,000.00
Lionakis – Sustainability:	\$55,500.00
GME – Audi-Visual:	\$44,500.00
AEC – Acoustical:	\$12,000.00
Radio – Silke Communications:	<u>\$26,000.00</u>
Total Contract Amount:	\$146,000.00

Per the County's request, Lionakis and our consultants have included direct expenses within the above noted totals. If the County requires additional trips or reproduction we shall notify the County and request additional compensation to accommodate the added scope.

Ms. Maureen Frank
New Tuolumne County Community Resiliency Center
March 25, 2020
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We genuinely appreciate the opportunity to provide this proposal for this very important project and are looking forward to working with you. Please do not hesitate to contact me or Maynard Feist if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Davey". The signature is written in a cursive style with a large, stylized initial "M".

Mike Davey, AIA
Principal