



Contract Number

20-324 A-4

SAP Number

4400027347 A-4

Project & Facilities Management Department

Department Contract Representative Richard Ayala
Telephone Number (909) 387-5111

Contractor Langan CA, Inc
Contractor Representative Brett Milburn
Telephone Number 610-984-8515
Contract Term 6/2/2020 – 6/30/2028
Original Contract Amount \$1,077,879
Amendment Amount \$799,725
Total Contract Amount \$1,877,604
Cost Center 7830001000
Grant Number (if applicable)

IT IS HEREBY AGREED AS FOLLOWS:

AMENDMENT NO. 4:

It is hereby agreed to amend Contract No. 20-324, as follows:

1. REPLACE Section D. TERM OF CONTRACT, with the following:

This Contract is effective as of June 2, 2020 and expires June 30, 2028 but may be terminated earlier in accordance with provisions of this Contract. If at any time, County discontinues use of the Archibus, cadNow/SpaceView and/or Microview software, County shall have the right to immediately terminate this agreement.

2. REPLACE Section F. FISCAL PROVISIONS, F.1 with the following:

The maximum amount of payment under this Contract shall not exceed \$1,877,604 (effective 1/1/2026) and shall be subject to availability of other funds to the County. The consideration to be paid to Contractor, as provided herein, shall be in full payment for all Contractor's services and expenses incurred in the performance hereof, including travel and per diem.

Consultant bears the risk that it may not be able to generate its anticipated (or any) profit in completing its performance of all required items of work for the specified level of compensation. In no event shall Consultant be entitled to receive compensation for any item of work required of Consultant under the terms of the Contract, which item of work is not performed by Consultant (including Consultant's agents and approved subcontractors).

3. ADD to ATTACHEMENT A – Fee Schedule, the following:

Fees and Schedule

The fees for providing these services from January 1, 2026, to June 30, 2028, are provided below. These costs are based on the previous fiscal year average burn rate of approximately \$9,000/month. Subsequent years have a 5% increase to account for increases to Langan's fee schedule. Drawing management numbers are estimated based on current usage, and also have a 5% increase each fiscal year. Please note that the project fees represented in this proposal are substantially discounted from Langan's Standard Schedule of Compensation. Langan remains committed to being budget conscious and in all cases will strive to reduce spend over time. This includes minimizing monthly support to necessary and requested items.

Fiscal Periods	Professional Services	Drawing Management	Total
Remainder of FY 2026 (1/1/26 – 6/30/26)	\$54,000	\$15,000	\$69,000
Fiscal Year 2027 (7/1/26-6/30/27)	\$114,000	\$31,500	\$145,500
Fiscal Year 2028 (7/1/27-6/30/28)	\$120,000	\$33,000	\$153,000
Totals	\$288,000	\$79,500	\$367,500

Scope of Services

Langan will provide flexible support bounded by the budget and schedule of this agreement, and as directed by SBC leadership. Based on our understanding of SBC's needs and strategic priorities, Langan expects to perform work in some or all the following areas:

- Provide Break-Fix Analysis and Support. Sample objectives:
 - Troubleshoot any problems encountered resulting in down or blocked production processes.
 - Create durable fixes while preserving the integrity of SBC data.
- Improve Application Security. Sample objectives:
 - Set up Single Sign On (SSO) integrated with SBC SSO infrastructure.
 - Clean up inactive user accounts.
- Improve Space Accounting / Chargeback Processes and Data. Sample objectives:
 - Clean up SBC drawings - All buildings with occupied space to have an up-to- date drawing.
 - Document SBC space accounting processes; plan and implement needed changes to Archibus.
 - Decide on and implement approach to space history data.
- Simplified UI. Sample objectives:
 - Reduce homepage and application complexity
 - Improve Power BI dashboards
- Application Performance. Sample objectives:
 - Continue to perform incremental improvements to identified slow areas
 - Work with ITD to improve overall application performance

Langan and the SBC understand that these priorities may evolve over the course of this engagement and agree to work together to prioritize work on those priorities identified by SBC as the most important.

Fee Schedule

Work will be performed on a time and materials basis according to the rate table below. All services will be performed remotely by Langan staff unless approved by SBC.

Please note that fiscal year 2026 rates remain unchanged from the current rates agreed in Amendment 3 to contract 20-324. Rates in subsequent fiscal periods increase by 5% per fiscal period rounded to the nearest \$5/hour. These rates represent a substantial discount in comparison to Langan's Standard Schedule of Compensation, reflecting Langan's ongoing commitment to the success of this effort.

Professional Services Rates

Project Personnel	Hourly Rates		
	FY 2026 *	FY 2027	FY 2028
	1/1/26 – 6/30/26	7/1/26 – 6/30/27	7/1/27 – 6/30/28
Principal in Charge	\$300	\$315	\$330
Account Manager	\$245	\$255	\$270
Programmer	\$265	\$280	\$295
IWMS Administrator	\$205	\$215	\$225
IWMS Assistant	\$120	\$125	\$130
CAD Drafter	\$110	\$115	\$120
Data Entry	\$100	\$105	\$110
Work Processor / Admin	\$95	\$100	\$105

* Current contracted rate remains in effect until 6/30/2026

Drawing Management services will be performed using the CAD Drafter rate above. Required travel to SBC sites will be billed as incurred, according to SBC policies. Such travel costs will be billed against the total for this engagement.

Software License Fees

Description	Real Estate	Facilities	Utilities	Total
Archibus Software Year 1	\$ 70,675	\$ 58,075	\$ 5,700	\$ 134,450
Archibus Software Year 2	\$ 75,625	\$ 62,150	\$ 6,100	\$ 143,875
Archibus Software Year 3	\$ 80,900	\$ 66,475	\$ 6,525	\$ 153,900
TOTAL	\$ 227,200	\$ 186,700	\$ 18,325	\$ 432,225

This pricing is offered according to the conditions of Eptura's term pricing program for local government, which allows SBC to commit Eptura to the above software pricing for a period of three years, with an option to terminate the pricing term after either one or two years. Terminating term pricing requires that SBC notify Eptura at least 60 days before the expiration of the current year subscription period.

Software Summary

A detailed summary of the software included with this purchase is provided in the table below.

Archibus						
Part Number	Description	Unit Price	QTY	Year 1	Year 2	Year 3
CORE-E	Web Central Core Program	\$5,900	1	\$5,900	\$6,300	\$6,750
REPMAB-E	Bundle - Real Estate Portfolio Mgmt.	\$28,075	1	\$28,075	\$30,050	\$32,150
PM-E	Project Management	\$6,800	1	\$6,800	\$7,300	\$7,800
3SMB-E	Bundle - Space Management	\$17,400	1	\$17,400	\$18,600	\$19,900
EAM-E	Enterprise Asset Management	\$10,700	1	\$10,700	\$11,450	\$12,250
EM250-E	Energy Management	\$6,800	1	\$6,800	\$7,275	\$7,775
3MNT-E	On Demand, Prevent. Maint + Svc Desk	\$17,375	1	\$17,375	\$18,600	\$19,900
SCEAC-E	Smart Client Extension for AutoCAD	\$2,138	2	\$4,275	\$4,575	\$4,900
WEBC-ONSITE	Archibus OnSite	\$17,650	1	\$17,650	\$18,900	\$20,200
APMF250-E	Performance Metrics Framework	\$7,550	1	\$7,550	\$8,100	\$8,650
ACP-50-E	ACPs - 50 Concurrent User Package	\$12,350	2	\$24,700	\$26,400	\$28,250
EAL-25-E	EALs - 25 simult. Access points	\$6,425	2	\$12,850	\$13,750	\$14,700
Base Price				\$160,075	\$171,300	\$183,225
Langan Discount				(\$25,625)	(\$27,425)	(\$29,325)
Total Archibus Software by Year				\$134,450	\$143,875	\$153,900
3-Year Total Archibus Software						\$432,225

All other terms and conditions of Contract No. 20.324 remain in full force and effect.

This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Contract. The parties shall be entitled to sign and transmit an electronic signature of this Amendment (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Amendment upon request.

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IN WITNESS WHEREOF, the San Bernardino County and the Contractor have each caused this Contract Amendment to be subscribed by its respective duly authorized officers, on its behalf.

SAN BERNARDINO COUNTY

► 
Dawn Rowe, Chair, Board of Supervisors

Dated: NOV 04 2025
SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

By 
Lynn Monell
Clerk of the Board of Supervisors
San Bernardino County


Langan CA, Inc.

(Print or type name of corporation, company, contractor, etc.)
By
► Brett Milburn
Brett Milburn (Oct 27, 2025 08:43:18 EDT)
(Authorized signature - sign in blue ink)

Name: Brett Milburn
(Print or type name of person signing contract)

Title: Associate Principal/Vice President
(Print or Type)

Dated: 10/27/25

Address
300 Kimball Drive, 4th Floor

Parsippany, NJ 07054

FOR COUNTY USE ONLY

Approved as to Legal Form
► Kaleigh Ragon
Kaleigh Ragon, Deputy County Counsel
Date 10/27/25

Reviewed for Contract Compliance
►
Date _____

Reviewed/Approved by Department
► Jennifer Costa
Jennifer Costa, Chief of Facilities Management
Project & Facilities Management Department
Date 10/27/25