



Landscape  
Architecture and  
Engineering Design  
Services and Construction  
Documents for Stewart Park  
Improvement Project

for the City of Beaumont  
February 23, 2022 | **Cost Proposal**



# Landscape Architecture and Engineering Design Services and Construction Documents for Stewart Park Improvement Project

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for the City of Beaumont



**Submitted by: PlaceWorks**

700 South Flower Street Suite 600  
Los Angeles, California 90017  
t 213.623.1443

**In Association with:**

**BKF Engineers  
Pace**

**Ninyo & Moore  
PBS Engineers**

**Spire Structural  
Sweeney & Associates  
California Skate Parks**





# PlaceWorks' Cost Proposal

As shown in Table 1, the estimated cost to complete the scope of work described in this proposal is \$647,971. If the City seeks support with construction administration (noted as an optional task in the scope of work), the estimate cost would be \$696,030.

PlaceWorks recommends planning for a 5 percent to 10 percent contingency fund to cover any unforeseen out-of-scope work that might be necessary for the project. PlaceWorks bills for its work on a time-and-materials basis with monthly invoices.

We are flexible regarding project costs and hope that you will not eliminate us from consideration on the basis of cost alone.

The billing rates for PlaceWorks staff are included in Table 1. Per the requirements of the RFP, we have also identified the estimated man-hours by classification and expenses required for each task, separated by team members/subconsultants. This information is shown on the pages following Table 1.

## Assumptions

This scope of work and cost estimate assumes that:

- Our cost estimate includes the meetings shown in Chapter G. Additional meetings would be billed on a time-and-materials basis. Jesse Jones will attend all project meetings, site visits, and City Council hearings. Subconsultants will attend the field visits to review construction plans as needed.
- All products will be submitted to the City in electronic (PDF) format, except for printed copies of construction drawings.



**TABLE 1 COST ESTIMATE**

	PLACEWORKS											SUBCONSULTANTS							10% Subconsultant Markup	Subconsultant Total	Total Task Budget						
	Isabelle Minn	Jesse Jones	Jen Chung	Woodruff/Zhang	McCracken	Dagg	Kha/Parks	Vermilion/Carman	Vang/Bush	Nguyen/Garcia/	PlaceWorks Hours	PlaceWorks 2% Office Expenses	PlaceWorks Total	BKF	Pace	Ninyo & Moore	Sweeney & Associates	Skate				Spire Structural	PBS Engineers				
	PIC \$230	PM \$175	Landscape Designer \$165	Landscape Designer \$140	Associate Principal \$230	Project Manager \$155	Project Planner \$125	AQ/GHG Principal \$230	Senior Engineer \$205	Senior Engineer \$140																	
<b>Task 1. Project Initiation and Project Management</b>																											
1		4	8											12	\$46	\$2,366	1,868	0	0	0	0	0	0	0	\$187	\$2,055	\$4,421
2		9	144											153	\$545	\$27,815	0	0	0	0	0	0	0	0	\$0	\$0	\$27,815
	<b>Task 1. Subtotal</b>	<b>13</b>	<b>152</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>\$591</b>	<b>\$30,181</b>	<b>\$1,868</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$187</b>	<b>\$2,055</b>	<b>\$32,236</b>
<b>Task 2. Data Gathering and Site Analysis</b>																											
1														0	\$0	\$0	32,500	0	0	0	0	0	0	0	\$3,250	\$35,750	\$35,750
2														0	\$0	\$0	31,000	0	0	0	0	0	0	0	\$3,100	\$34,100	\$34,100
3														0	\$0	\$0	0	0	14,218	0	0	0	0	0	\$1,422	\$15,640	\$15,640
4														0	\$0	\$0	13,727	0	0	0	0	0	0	0	\$1,373	\$15,100	\$15,100
5		4	24		32									60	\$192	\$9,792	0	0	0	0	0	1,815	0	0	\$182	\$1,997	\$11,789
6		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
	<b>Task 2. Subtotal</b>	<b>6</b>	<b>28</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>\$215</b>	<b>\$10,975</b>	<b>\$77,227</b>	<b>\$0</b>	<b>\$14,218</b>	<b>\$0</b>	<b>\$1,815</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,327</b>	<b>\$102,587</b>	<b>\$113,562</b>	
<b>Task 3. Preliminary Design and Community Engagement</b>																											
1		8	32	24	56									120	\$385	\$19,625	0	12,100	0	0	0	0	0	0	\$1,210	\$13,310	\$32,935
2		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
3		1	8		24									33	\$100	\$5,090	0	0	0	0	0	0	0	0	\$0	\$0	\$5,090
4		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
5		6	24	20	64									114	\$357	\$18,197	9,451	10,040	0	0	0	2,780	6,467	0	\$2,874	\$31,612	\$49,809
6		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
7		6	32	20	40									98	\$318	\$16,198	18,638	6,560	0	1,960	8,340	2,955	3,977	0	\$4,243	\$46,673	\$62,871
8		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
9		4	8											12	\$46	\$2,366	1,716	0	0	0	0	1,540	4,247	0	\$750	\$8,253	\$10,619
	<b>Task 3. Subtotal</b>	<b>33</b>	<b>120</b>	<b>64</b>	<b>184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>401</b>	<b>\$1,298</b>	<b>\$66,208</b>	<b>\$29,805</b>	<b>\$28,700</b>	<b>\$0</b>	<b>\$1,960</b>	<b>\$8,340</b>	<b>\$7,275</b>	<b>\$14,691</b>	<b>\$9,077</b>	<b>\$99,848</b>	<b>\$166,056</b>	
<b>Task 4. Construction Documents</b>																											
1		12	32	40	80									164	\$523	\$26,683	19,896	9,440	0	7,760	5,540	8,125	7,062	0	\$5,782	\$63,605	\$90,288
2		4	8											12	\$46	\$2,366	1,716	0	0	0	0	900	3,912	0	\$653	\$7,181	\$9,547
3		8	32	44	76									160	\$507	\$25,847	19,896	9,540	0	4,270	4,740	5,560	5,502	0	\$4,951	\$54,459	\$80,306
4		2	4											6	\$23	\$1,183	0	0	0	0	0	0	0	0	\$0	\$0	\$1,183
5		8	32	20	20									80	\$271	\$13,811	5,485	5,960	0	1,455	0	5,560	7,062	0	\$2,552	\$28,074	\$41,885
6		2	4											6	\$23	\$1,183	0	0	0	0	2,980	0	0	0	\$298	\$3,278	\$4,461
7		8	24	16	20									68	\$230	\$11,710	5,458	1,320	0	1,175	1,750	3,680	4,717	0	\$1,810	\$19,910	\$31,620
	<b>Task 4. Subtotal</b>	<b>44</b>	<b>136</b>	<b>120</b>	<b>196</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>496</b>	<b>\$1,623</b>	<b>\$82,783</b>	<b>\$52,451</b>	<b>\$26,260</b>	<b>\$0</b>	<b>\$14,660</b>	<b>\$15,010</b>	<b>\$23,825</b>	<b>\$28,255</b>	<b>\$16,046</b>	<b>\$176,507</b>	<b>\$259,290</b>	
<b>Task 5. Coordination and Permitting</b>																											
1														0	\$0	\$0	5,372	0	0	0	0	900	1,370	0	\$764	\$8,406	\$8,406
2														0	\$0	\$0	5,372	1,550	0	2,100	0	0	0	0	\$902	\$9,924	\$9,924
3														0	\$0	\$0	5,960	0	0	0	0	0	0	0	\$596	\$6,556	\$6,556
4														0	\$0	\$0	5,372	0	0	0	0	0	0	0	\$537	\$5,909	\$5,909
5														0	\$0	\$0	0	7,280	0	0	0	0	0	0	\$728	\$8,008	\$8,008
	<b>Task 5. Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,076</b>	<b>\$8,830</b>	<b>\$0</b>	<b>\$2,100</b>	<b>\$0</b>	<b>\$900</b>	<b>\$1,370</b>	<b>\$3,527</b>	<b>\$38,803</b>	<b>\$38,803</b>	
<b>Task 6. Environmental Review</b>																											
1						8	18	31	16	22	22			127	\$396	\$20,171	0	0	0	0	0	0	0	0	\$0	\$0	\$20,171
2						2	4	8						16	\$42	\$2,122	0	0	0	0	0	0	0	0	\$0	\$0	\$2,122
3						5	8	12						29	\$78	\$3,968	0	0	0	0	0	0	0	0	\$0	\$0	\$3,968
4						2	2							4	\$15	\$785	0	0	0	0	0	0	0	0	\$0	\$0	\$785
	<b>Task 6. Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>32</b>	<b>51</b>	<b>16</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>176</b>	<b>\$531</b>	<b>\$27,046</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,046</b>
	<b>Labor Hours Total</b>	<b>96</b>	<b>436</b>	<b>184</b>	<b>412</b>	<b>17</b>	<b>32</b>	<b>51</b>	<b>16</b>	<b>22</b>	<b>1304</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Labor Dollars Total</b>	<b>\$22,080</b>	<b>\$76,300</b>	<b>\$30,360</b>	<b>\$57,680</b>	<b>\$3,910</b>	<b>\$4,960</b>	<b>\$6,375</b>	<b>\$3,680</b>	<b>\$3,080</b>	<b>\$4,258</b>	<b>\$217,193</b>	<b>\$183,427</b>	<b>\$63,790</b>	<b>\$14,218</b>	<b>\$18,720</b>	<b>\$25,165</b>	<b>\$32,000</b>	<b>\$44,316</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$419,800</b>	<b>\$636,993</b>
	<b>PlaceWorks Percent of Total Labor</b>	<b>7%</b>	<b>33%</b>	<b>14%</b>	<b>32%</b>	<b>1%</b>	<b>2%</b>	<b>4%</b>	<b>1%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	
<b>EXPENSES</b>																											
	PlaceWorks Reimbursable Expenses																										\$0
	Subconsultants' Reimbursable Expenses																										\$10,978
	<b>EXPENSES TOTAL</b>																										\$10,978
	<b>GRAND TOTAL</b>																										<b>\$647,971</b>
<b>OPTIONAL TASKS</b>																											
<b>Task 7. Construction Administration</b>																											
	Estimated Allowance													0	\$0	\$0	15,560	6,860	0	3,850	0	12,110	5,310	0	\$4,369	\$48,059	\$48,059
	<b>GRAND TOTAL WITH OPTIONAL TASKS</b>																										<b>\$696,030</b>





		BKF								Consultant Hours	Consultant Labor Total
		Chris Rideout	Bruce Kirby	Daniel Villines	Stuart Szuch	Vincent Lin	Melissa Palencia	Nate Parker	Jasmine Ma		
Hourly Rate:		Principal \$264	Associate / Sr. PM \$237	Sr. Project Drainage Mngr \$230	Sr. Project Engr \$192	Project Engineer \$169	Design Engr \$147	Sr. Project Surveyor \$192	Project Admin \$93		
<b>Task 1. Project Initiation and Project Management</b>											
1	City Staff Meeting #1: Kickoff Meeting and Site Visit	0	4	4	0	0	0	0	0	8	\$1,868
2	On-going Project Management									0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>\$1,868</b>
<b>Task 2. Data Gathering and Site Analysis</b>											
1	Survey					see below				0	\$32,500
2	Preliminary Title Reports, Street ROW Vacation, and P					see below				0	\$31,000
3	Geotechnical Investigation									0	\$0
4	Hydrological Assessment	1	1	16	8	30	20			76	\$13,727
5	Site Analysis and Concept Review									0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations									0	\$0
<b>Task 2. Subtotal</b>		<b>1</b>	<b>1</b>	<b>16</b>	<b>8</b>	<b>30</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>\$77,227</b>
<b>Task 3. Preliminary Design and Community Engagement</b>											
1	Schematic Design									0	\$0
2	City Staff Meeting #3: Schematic Design									0	\$0
3	Online Survey									0	\$0
4	City Council Meeting #1: Schematic Design									0	\$0
5	Draft Design Development	1	4	2	12	15	20			54	\$9,451
6	City Staff Meeting #4: Design Development									0	\$0
7	Revised Design Development (30% Drawing and Cost f	1	8	4	24	30	40			107	\$18,638
8	City Council Meeting #2: Design Development									0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for F	0	4	0	4					8	\$1,716
<b>Task 3. Subtotal</b>		<b>2</b>	<b>16</b>	<b>6</b>	<b>40</b>	<b>45</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>\$29,805</b>
<b>Task 4. Construction Documents</b>											
1	60% PS+E Submittal	1	8	8	24	32	40			113	\$19,896
2	City Staff Meeting #6 and Field Review: 60% PS+E	0	4	0	4					8	\$1,716
3	90% PS+E Submittal	1	8	8	24	32	40			113	\$19,896
4	City Staff Meeting #7: 90% PS+E Submittal									0	\$0
5	100% PS+E Submittal	1	1	4	8	8	8			30	\$5,485
6	City Staff Meeting #8: 100% PS+E Submittal									0	\$0
7	Final PS+E (Bid Set)	0	2	4	8	8	8			30	\$5,458
<b>Task 4. Subtotal</b>		<b>3</b>	<b>23</b>	<b>24</b>	<b>68</b>	<b>80</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>294</b>	<b>\$52,451</b>
<b>Task 5. Coordination and Permitting</b>											
1	Southern California Edison (SCE)	0	4	0	16	8	0	0		28	\$5,372
2	Beaumont Cherry Valley Water District (BCVWD)	0	4	0	16	8	0	0		28	\$5,372
3	Riverside County Flood Control and Water Conservati	0	1	16	8	3	0	0		28	\$5,960
4	Other Utilities (Gas, Telephone, Cable)	0	4	0	16	8	0	0		28	\$5,372
<b>Task 5. Subtotal</b>		<b>0</b>	<b>13</b>	<b>16</b>	<b>56</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>\$22,076</b>
<b>Task 6. Environmental Review</b>											
1	Initial Study									0	\$0
2	CEQA Document									0	\$0
3	Response to Public Comment									0	\$0
4	Notice of Determination/Notice of Exemption									0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>EXPENSES</b>											
<b>REIMBURSABLE EXPENSES TOTAL</b>											
										\$0	
<b>GRAND TOTAL</b>											
										\$183,427	
<b>OPTIONAL TASKS</b>											
<b>Task 7. Construction Administration</b>											
0	Estimated Allowance	0	12	6	52	8	0	0		78	\$15,560

# PACE

		PACE					Consultant Hours	Consultant Labor Total
		Zirang Song	Binh Le	Ryan Ching	Christine Hch Administrative Support	Tony Vu		
Hourly Rate:		Project Manager \$235	Design Engineer \$135	Sr CAD Designer \$150	\$90	Electrical Engineer \$170		
<b>Task 1. Project Initiation and Project Management</b>								
1	City Staff Meeting #1: Kickoff Meeting and Site Visit						0	\$0
2	On-going Project Management						0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>								
1	Survey						0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger						0	\$0
3	Geotechnical Investigation						0	\$0
4	Hydrological Assessment						0	\$0
5	Site Analysis and Concept Review						0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations						0	\$0
<b>Task 2. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 3. Preliminary Design and Community Engagement</b>								
1	Schematic Design	16	16	40	2		74	\$12,100
2	City Staff Meeting #3: Schematic Design						0	\$0
3	Online Survey						0	\$0
4	City Council Meeting #1: Schematic Design						0	\$0
5	Draft Design Development	8	16	40			64	\$10,040
6	City Staff Meeting #4: Design Development						0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)	8	8	24			40	\$6,560
8	City Council Meeting #2: Design Development						0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design						0	\$0
<b>Task 3. Subtotal</b>		<b>32</b>	<b>40</b>	<b>104</b>	<b>2</b>	<b>0</b>	<b>178</b>	<b>\$28,700</b>
<b>Task 4. Construction Documents</b>								
1	60% PS+E Submittal	4	16	32	2	8	62	\$9,440
2	City Staff Meeting #6 and Field Review: 60% PS+E						0	\$0
3	90% PS+E Submittal	4	8	32		16	60	\$9,540
4	City Staff Meeting #7: 90% PS+E Submittal						0	\$0
5	100% PS+E Submittal	4	8	16	2	8	38	\$5,960
6	City Staff Meeting #8: 100% PS+E Submittal						0	\$0
7	Final PS+E (Bid Set)		4	4	2		10	\$1,320
<b>Task 4. Subtotal</b>		<b>12</b>	<b>36</b>	<b>84</b>	<b>6</b>	<b>32</b>	<b>170</b>	<b>\$26,260</b>
<b>Task 5. Coordination and Permitting</b>								
1	Southern California Edison (SCE)						0	\$0
2	Beaumont Cherry Valley Water District (BCVWD)	2	8				10	\$1,550
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)						0	\$0
4	Other Utilities (Gas, Telephone, Cable)						0	\$0
5	Riverside County Department of Public Health	8	40				48	\$7,280
<b>Task 5. Subtotal</b>		<b>10</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>\$8,830</b>
<b>Task 6. Environmental Review</b>								
1	Initial Study						0	\$0
2	CEQA Document						0	\$0
3	Response to Public Comment						0	\$0
4	Notice of Determination/Notice of Exemption						0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Dollars Total</b>		<b>\$12,690</b>	<b>\$16,740</b>	<b>\$28,200</b>	<b>\$720</b>	<b>\$5,440</b>		<b>\$63,790</b>
<b>Percent of Total Labor</b>		<b>13%</b>	<b>31%</b>	<b>46%</b>	<b>2%</b>	<b>8%</b>		
<b>EXPENSES</b>								
<b>REIMBURSABLE EXPENSES TOTAL</b>								\$500
<b>GRAND TOTAL</b>								<b>\$64,290</b>
<b>OPTIONAL TASKS</b>								
<b>Task 7. Construction Administration</b>								
0	Estimated Allowance	0	28	16	0	4	48	\$6,860

# NINYO & MOORE

		Ninyo & Moore					Consultant Hours	Consultant Labor Total
		Michael Putt Principal Engineer/ Geologist \$188	TBD Project Engineer/ Geologist \$165	TBD Senior Staff Engineer/ \$150	TBD Technical Illustrator/ CAD \$98	TBD Data Processor \$71		
Hourly Rate:								
<b>Task 1. Project Initiation and Project Management</b>								
1	City Staff Meeting #1: Kickoff Meeting and Site Visit						0	\$0
2	On-going Project Management						0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>								
1	Survey						0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger						0	\$0
3	Geotechnical Investigation	8	20	56	6	6	96	\$14,218
4	Hydrological Assessment						0	\$0
5	Site Analysis and Concept Review						0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations						0	\$0
<b>Task 2. Subtotal</b>		<b>8</b>	<b>20</b>	<b>56</b>	<b>6</b>	<b>6</b>	<b>96</b>	<b>\$14,218</b>
<b>Task 3. Preliminary Design and Community Engagement</b>								
1	Schematic Design						0	\$0
2	City Staff Meeting #3: Schematic Design						0	\$0
3	Online Survey						0	\$0
4	City Council Meeting #1: Schematic Design						0	\$0
5	Draft Design Development						0	\$0
6	City Staff Meeting #4: Design Development						0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)						0	\$0
8	City Council Meeting #2: Design Development						0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design						0	\$0
<b>Task 3. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 4. Construction Documents</b>								
1	60% PS+E Submittal						0	\$0
2	City Staff Meeting #6 and Field Review: 60% PS+E						0	\$0
3	90% PS+E Submittal						0	\$0
4	City Staff Meeting #7: 90% PS+E Submittal						0	\$0
5	100% PS+E Submittal						0	\$0
6	City Staff Meeting #8: 100% PS+E Submittal						0	\$0
7	Final PS+E (Bid Set)						0	\$0
<b>Task 4. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 5. Coordination and Permitting</b>								
1	Southern California Edison (SCE)						0	\$0
2	Beaumont Cherry Valley Water District (BCVWD)						0	\$0
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)						0	\$0
4	Other Utilities (Gas, Telephone, Cable)						0	\$0
<b>Task 5. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 6. Environmental Review</b>								
1	Initial Study						0	\$0
2	CEQA Document						0	\$0
3	Response to Public Comment						0	\$0
4	Notice of Determination/Notice of Exemption						0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Hours Total</b>		<b>8</b>	<b>20</b>	<b>56</b>	<b>6</b>	<b>6</b>	<b>96</b>	
<b>Labor Dollars Total</b>		<b>\$1,504</b>	<b>\$3,300</b>	<b>\$8,400</b>	<b>\$588</b>	<b>\$426</b>		<b>\$14,218</b>
<b>Percent of Total Labor</b>		<b>8%</b>	<b>21%</b>	<b>58%</b>	<b>6%</b>	<b>6%</b>		
<b>EXPENSES</b>								
<b>REIMBURSABLE EXPENSES TOTAL</b>								<b>\$9,480</b>
	Drilling Subcontractor							\$5,520
	Percolation Test Hole Supplies							\$100
	Laboratory Testing							\$3,440
	Field Vehicle and Equipment							\$420
<b>GRAND TOTAL</b>								<b>\$23,698</b>

# SWEENEY & ASSOCIATES

		Sweeney & Associates				Consultant Hours	Consultant Labor Total
		Daniel ZumMallen	Project Manager	Clay Barager	Luis Avilez		
Hourly Rate:		Principal \$180	\$155	Irrigation Designer \$140	Field Services \$180		
<b>Task 1. Project Initiation and Project Management</b>							
1	City Staff Meeting #1: Kickoff Meeting and Site Visit					0	\$0
2	On-going Project Management					0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>							
1	Survey					0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger					0	\$0
3	Geotechnical Investigation					0	\$0
4	Hydrological Assessment					0	\$0
5	Site Analysis and Concept Review					0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations					0	\$0
<b>Task 2. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 3. Preliminary Design and Community Engagement</b>							
1	Schematic Design					0	\$0
2	City Staff Meeting #3: Schematic Design					0	\$0
3	Online Survey					0	\$0
4	City Council Meeting #1: Schematic Design					0	\$0
5	Draft Design Development					0	\$0
6	City Staff Meeting #4: Design Development					0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)	1	2	10.5		13.5	\$1,960
8	City Council Meeting #2: Design Development					0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design					0	\$0
<b>Task 3. Subtotal</b>		<b>1</b>	<b>2</b>	<b>10.5</b>	<b>0</b>	<b>13.5</b>	<b>\$1,960</b>
<b>Task 4. Construction Documents</b>							
1	60% PS+E Submittal	2	8	44		54	\$7,760
2	City Staff Meeting #6 and Field Review: 60% PS+E					0	\$0
3	90% PS+E Submittal	1	2	27		30	\$4,270
4	City Staff Meeting #7: 90% PS+E Submittal					0	\$0
5	100% PS+E Submittal	1	1	8		10	\$1,455
6	City Staff Meeting #8: 100% PS+E Submittal					0	\$0
7	Final PS+E (Bid Set)	1	1	6		8	\$1,175
<b>Task 4. Subtotal</b>		<b>5</b>	<b>12</b>	<b>85</b>	<b>0</b>	<b>102</b>	<b>\$14,660</b>
<b>Task 5. Coordination and Permitting</b>							
1	Southern California Edison (SCE)					0	\$0
2	Beaumont Cherry Valley Water District (BCVWD)	2	4	8		14	\$2,100
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)					0	\$0
4	Other Utilities (Gas, Telephone, Cable)					0	\$0
<b>Task 5. Subtotal</b>		<b>2</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>14</b>	<b>\$2,100</b>
<b>Task 6. Environmental Review</b>							
1	Initial Study					0	\$0
2	CEQA Document					0	\$0
3	Response to Public Comment					0	\$0
4	Notice of Determination/Notice of Exemption					0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Hours Total</b>		<b>8</b>	<b>18</b>	<b>103.5</b>	<b>0</b>	<b>129.5</b>	
<b>Labor Dollars Total</b>		<b>\$1,440</b>	<b>\$2,790</b>	<b>\$14,490</b>	<b>\$0</b>		<b>\$18,720</b>
Percent of Total Labor		6%	14%	80%	0%		
<b>EXPENSES</b>							
<b>REIMBURSABLE EXPENSES TOTAL</b>							
<b>GRAND TOTAL</b>							<b>\$18,720</b>
<b>OPTIONAL TASKS</b>							
Task 7. Construction Administration							
	Estimated Allowance	1	2	24		27	\$3,850



# CALIFORNIA SKATEPARKS

		Skate							Consultant Hours	Consultant Labor Total
		Bill Minadeo	Zach Wormhou PM/ Landscape Architect	Jaxon Stetzell Lead Designer	Kord McKinney Associate Designer	Kyle Pretka Drafting	Mario Rodriguez Estimator	Misty Bissman Admin		
Hourly Rate:		\$195	\$175	\$110	\$90	\$110	\$100	\$65		
<b>Task 1. Project Initiation and Project Management</b>										
1	City Staff Meeting #1: Kickoff Meeting and Site Visit								0	\$0
2	On-going Project Management								0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>										
1	Survey								0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger								0	\$0
3	Geotechnical Investigation								0	\$0
4	Hydrological Assessment								0	\$0
5	Site Analysis and Concept Review	1	6			4		2	13	\$1,815
6	City Staff Meeting #2: Site Analysis and Design Considerations								0	\$0
<b>Task 2. Subtotal</b>		<b>1</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>13</b>	<b>\$1,815</b>
<b>Task 3. Preliminary Design and Community Engagement</b>										
1	Schematic Design								0	\$0
2	City Staff Meeting #3: Schematic Design								0	\$0
3	Online Survey								0	\$0
4	City Council Meeting #1: Schematic Design								0	\$0
5	Draft Design Development								0	\$0
6	City Staff Meeting #4: Design Development								0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)	4	8	14		42			68	\$8,340
8	City Council Meeting #2: Design Development								0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design								0	\$0
<b>Task 3. Subtotal</b>		<b>4</b>	<b>8</b>	<b>14</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>\$8,340</b>
<b>Task 4. Construction Documents</b>										
1	60% PS+E Submittal	2	4	4		28	8	2	48	\$5,540
2	City Staff Meeting #6 and Field Review: 60% PS+E								0	\$0
3	90% PS+E Submittal	2	4	4		28		2	40	\$4,740
4	City Staff Meeting #7: 90% PS+E Submittal								0	\$0
5	100% PS+E Submittal								0	\$0
6	City Staff Meeting #8: 100% PS+E Submittal	2	4	4		12		2	24	\$2,980
7	Final PS+E (Bid Set)	2	2	2		6		2	14	\$1,750
<b>Task 4. Subtotal</b>		<b>8</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>74</b>	<b>8</b>	<b>8</b>	<b>126</b>	<b>\$15,010</b>
<b>Task 5. Coordination and Permitting</b>										
1	Southern California Edison (SCE)								0	\$0
2	Beaumont Cherry Valley Water District (BCVWD)								0	\$0
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)								0	\$0
4	Other Utilities (Gas, Telephone, Cable)								0	\$0
<b>Task 5. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 6. Environmental Review</b>										
1	Initial Study								0	\$0
2	CEQA Document								0	\$0
3	Response to Public Comment								0	\$0
4	Notice of Determination/Notice of Exemption								0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Hours Total</b>		<b>13</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>120</b>	<b>8</b>	<b>10</b>	<b>207</b>	
<b>Labor Dollars Total</b>		<b>\$2,535</b>	<b>\$4,900</b>	<b>\$3,080</b>	<b>\$0</b>	<b>\$13,200</b>	<b>\$800</b>	<b>\$650</b>		<b>\$25,165</b>
Percent of Total Labor		6%	14%	14%	0%	58%	4%	5%		
<b>EXPENSES</b>										
<b>REIMBURSABLE EXPENSES TOTAL</b>										
<b>GRAND TOTAL</b>										
										\$25,165

# SPIRE STRUCTURAL

		Structural				Consultant Hours	Consultant Labor Total
		Alexandros Bletsos	Andy Do	Isaac Garcia	Malin Puckett		
Hourly Rate:		Principal \$225	Project Manager \$190	Project Engineer \$160	Senior Drafter \$120		
<b>Task 1. Project Initiation and Project Management</b>							
1	City Staff Meeting #1: Kickoff Meeting and Site Visit					0	\$0
2	On-going Project Management					0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>							
1	Survey					0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger					0	\$0
3	Geotechnical Investigation					0	\$0
4	Hydrological Assessment					0	\$0
5	Site Analysis and Concept Review					0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations					0	\$0
<b>Task 2. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 3. Preliminary Design and Community Engagement</b>							
1	Schematic Design					0	\$0
2	City Staff Meeting #3: Schematic Design					0	\$0
3	Online Survey					0	\$0
4	City Council Meeting #1: Schematic Design					0	\$0
5	Draft Design Development	4	4	4	4	16	\$2,780
6	City Staff Meeting #4: Design Development					0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)	3	4	5	6	18	\$2,955
8	City Council Meeting #2: Design Development					0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design	4		4		8	\$1,540
<b>Task 3. Subtotal</b>		<b>11</b>	<b>8</b>	<b>13</b>	<b>10</b>	<b>42</b>	<b>\$7,275</b>
<b>Task 4. Construction Documents</b>							
1	60% PS+E Submittal	5	8	20	19	52	\$8,125
2	City Staff Meeting #6 and Field Review: 60% PS+E	4				4	\$900
3	90% PS+E Submittal	8	8	8	8	32	\$5,560
4	City Staff Meeting #7: 90% PS+E Submittal					0	\$0
5	100% PS+E Submittal	8	8	8	8	32	\$5,560
6	City Staff Meeting #8: 100% PS+E Submittal					0	\$0
7	Final PS+E (Bid Set)	8	4	4	4	20	\$3,680
<b>Task 4. Subtotal</b>		<b>33</b>	<b>28</b>	<b>40</b>	<b>39</b>	<b>140</b>	<b>\$23,825</b>
<b>Task 5. Coordination and Permitting</b>							
1	Southern California Edison (SCE)	4				4	\$900
2	Beaumont Cherry Valley Water District (BCVWD)					0	\$0
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)					0	\$0
4	Other Utilities (Gas, Telephone, Cable)					0	\$0
<b>Task 5. Subtotal</b>		<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>\$900</b>
<b>Task 6. Environmental Review</b>							
1	Initial Study					0	\$0
2	CEQA Document					0	\$0
3	Response to Public Comment					0	\$0
4	Notice of Determination/Notice of Exemption					0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Hours Total</b>		<b>48</b>	<b>36</b>	<b>53</b>	<b>49</b>	<b>186</b>	
<b>Labor Dollars Total</b>		<b>\$10,800</b>	<b>\$6,840</b>	<b>\$8,480</b>	<b>\$5,880</b>		<b>\$32,000</b>
Percent of Total Labor		26%	19%	28%	26%		
<b>EXPENSES</b>							
<b>REIMBURSABLE EXPENSES TOTAL</b>							
<b>GRAND TOTAL</b>							<b>\$32,000</b>
<b>OPTIONAL TASKS</b>							
Task 7. Construction Administration							
	Estimated Allowance	16	33	8	8	65	\$12,110

# PBS ENGINEERS

		PBS Engineers						Consultant Hours	Consultant Labor Total
		KUNAL SHAH Principal Electrical Engineer	TARIQ HASSAN Principal Mechanical Engineer	LOUIS PEREZ Project Manager	GREGORY MORRISO Senior Designer	RON MARTINEZ Senior CADD/Revit	STELLA DIAZ Clerical		
Hourly Rate:		\$190	\$190	\$165	\$130	\$119	\$96		
<b>Task 1. Project Initiation and Project Management</b>									
1	City Staff Meeting #1: Kickoff Meeting and Site Visit							0	\$0
2	On-going Project Management							0	\$0
<b>Task 1. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 2. Data Gathering and Site Analysis</b>									
1	Survey							0	\$0
2	Preliminary Title Reports, Street ROW Vacation, and Parcel Merger							0	\$0
3	Geotechnical Investigation							0	\$0
4	Hydrological Assessment							0	\$0
5	Site Analysis and Concept Review							0	\$0
6	City Staff Meeting #2: Site Analysis and Design Considerations							0	\$0
<b>Task 2. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Task 3. Preliminary Design and Community Engagement</b>									
1	Schematic Design							0	\$0
2	City Staff Meeting #3: Schematic Design							0	\$0
3	Online Survey							0	\$0
4	City Council Meeting #1: Schematic Design							0	\$0
5	Draft Design Development	1	2	8	20	15	2	48	\$6,467
6	City Staff Meeting #4: Design Development							0	\$0
7	Revised Design Development (30% Drawing and Cost Estimate)	1	2	8	10	5	2	28	\$3,977
8	City Council Meeting #2: Design Development							0	\$0
9	City Staff Meeting #5 and Field Review: Preparing for Final Design	1	2	4	8	15	2	32	\$4,247
<b>Task 3. Subtotal</b>		<b>3</b>	<b>6</b>	<b>20</b>	<b>38</b>	<b>35</b>	<b>6</b>	<b>108</b>	<b>\$14,691</b>
<b>Task 4. Construction Documents</b>									
1	60% PS+E Submittal	1	2	8	20	20	2	53	\$7,062
2	City Staff Meeting #6 and Field Review: 60% PS+E	1	2	4	10	10	2	29	\$3,912
3	90% PS+E Submittal	1	2	8	8	20	2	41	\$5,502
4	City Staff Meeting #7: 90% PS+E Submittal							0	\$0
5	100% PS+E Submittal	1	2	8	20	20	2	53	\$7,062
6	City Staff Meeting #8: 100% PS+E Submittal							0	\$0
7	Final PS+E (Bid Set)	1	1	8	8	15	2	35	\$4,717
<b>Task 4. Subtotal</b>		<b>5</b>	<b>9</b>	<b>36</b>	<b>66</b>	<b>85</b>	<b>10</b>	<b>211</b>	<b>\$28,255</b>
<b>Task 5. Coordination and Permitting</b>									
1	Southern California Edison (SCE)			2	8			10	\$1,370
2	Beaumont Cherry Valley Water District (BCVWD)							0	\$0
3	Riverside County Flood Control and Water Conservation District (RCFC&WCD)							0	\$0
4	Other Utilities (Gas, Telephone, Cable)							0	\$0
5	Riverside County Department of Public Health							0	\$0
<b>Task 5. Subtotal</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>\$1,370</b>
<b>Task 6. Environmental Review</b>									
1	Initial Study							0	\$0
2	CEQA Document							0	\$0
3	Response to Public Comment							0	\$0
4	Notice of Determination/Notice of Exemption							0	\$0
<b>Task 6. Subtotal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>Labor Hours Total</b>		<b>8</b>	<b>15</b>	<b>58</b>	<b>112</b>	<b>120</b>	<b>16</b>	<b>329</b>	
<b>Labor Dollars Total</b>		<b>\$1,520</b>	<b>\$2,850</b>	<b>\$9,570</b>	<b>\$14,560</b>	<b>\$14,280</b>	<b>\$1,536</b>		<b>\$44,316</b>
Percent of Total Labor		2%	5%	18%	34%	36%	5%		
<b>EXPENSES</b>									
<b>REIMBURSABLE EXPENSES TOTAL</b>									
<b>GRAND TOTAL</b>									
									<b>\$44,316</b>
<b>OPTIONAL TASKS</b>									
Task 7. Construction Administration									
Estimated Allowance				18	18				\$5,310







