



# Landscape Architecture & Design Services for Stewart Park Improvement

## Fee Proposal



February 23, 2022



**City of Beaumont**  
**Stewart Park Improvement Project**



Task Description	LEAD CONSULTANT								SUB-CONSULTANTS										PHASE FEE TOTALS							
	RJM Design Group, Inc.								Admin.	Civil Engineering	Electrical Engineering	Irrigation Design	Geotech / Structural	Environ.	Utilities	Jones & Madhavan Aquatic Design	Newline Skateparks Design	Rubio Medina Architect								
	Principal		Associate Landscape Architect		Landscape Architect		Job Captain																			
Hourly Rate	\$195		\$175		\$155		\$140		\$95																	
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Fees	Fees	Fees	Fees	Fees	Fees	Fees	Fees	Fees							
<b>TASK 1 - PROJECT MANAGEMENT</b>																										
A. Project Management	32	\$6,240	32	\$5,600		\$0	32	\$4,480	24	\$2,280				\$2,300	\$3,122				\$3,450							
TASK 1 - SUBTOTALS	32	\$6,240	32	\$5,600	0	\$0	32	\$4,480	24	\$2,280	\$0	\$0	\$0	\$2,300	\$3,122	\$0	\$0	\$3,450	\$0							
TASK 1 - TOTAL FEES	\$18,600																\$8,872	\$27,472								
<b>TASK 2 - DATA GATHERING &amp; ANALYSIS</b>																										
A. Document Review	8	\$1,560	12	\$2,100		\$0	20	\$2,800	24	\$2,280																
B. Field Investigation		\$0	16	\$2,800		\$0	16	\$2,240	4	\$380	\$5,463	\$4,600	\$1,150	\$15,491		\$6,670		\$1,725								
C. Site Analysis / Opportunities & Constraints Exhibits	10	\$1,950	14	\$2,450		\$0	24	\$3,360	8	\$760																
D. Update the Preliminary Conceptual Plan	40	\$7,800	60	\$10,500	60	\$9,300	95	\$13,300	42	\$3,990								\$6,325	\$11,500							
E. Dedicated Project Website	18	\$3,510	24	\$4,200	24	\$3,720	60	\$8,400	4	\$380																
TASK 2 - SUBTOTALS	76	\$14,820	126	\$22,050	84	\$13,020	215	\$30,100	82	\$7,790	\$5,463	\$4,600	\$1,150	\$15,491	\$0	\$6,670	\$0	\$8,050	\$11,500							
TASK 2 - TOTAL FEES	\$87,780																\$52,923	\$140,703								
<b>TASK 3 - INVESTIGATIONS</b>																										
A. Aerial Topographic Survey	8	\$1,560	8	\$1,400		\$0	24	\$3,360		\$0	\$17,825															
B. Geotechnical	6	\$1,170	8	\$1,400		\$0		\$0	4	\$380				\$16,365												
C. Hydrological Assessment	6	\$1,170	8	\$1,400		\$0		\$0	4	\$380	\$5,175															
TASK 3 - SUBTOTALS	20	\$3,900	24	\$4,200	0	\$0	24	\$3,360	8	\$760	\$23,000	\$0	\$0	\$16,365	\$0	\$0	\$0	\$0	\$0							
TASK 3 - TOTAL FEES	\$12,220																\$39,365	\$51,585								
<b>TASK 4 - ENVIRONMENTAL SERVICES</b>																										
A. Data Gathering	1	\$195	1	\$175		\$0		\$0	6	\$570					\$4,106											
B. Initial Study	1	\$195	1	\$175		\$0		\$0	6	\$570					\$23,483											
C. Coordination with Selected Resource Agencies	1	\$195	1	\$175		\$0		\$0	6	\$570					\$1,645											
D. Technical Studies	1	\$195	1	\$175		\$0		\$0	6	\$570					\$14,260											
TASK 4 - SUBTOTALS	4	\$780	4	\$700	0	\$0	0	\$0	24	\$2,280	\$0	\$0	\$0	\$0	\$43,493	\$0	\$0	\$0	\$0							
TASK 4 - TOTAL FEES	\$3,760																\$43,493	\$47,253								
<b>TASK 5 - PRELIMINARY DESIGN / DESIGN DEVELOPMENT</b>																										
A. Design Development Plans	48	\$9,360	80	\$14,000	72	\$11,160	360	\$50,400	100	\$9,500	\$10,350	\$4,600	\$3,450			\$8,625	\$10,350	\$4,830								
B. Pre-Construction Documentation Coordination Meeting	2	\$390	6	\$1,050	4	\$620	4	\$560	4	\$380							\$575									
C. 3D Visualizations	12	\$2,340	24	\$4,200	120	\$18,600	72	\$10,080		\$0																
D. 30% Level Engineering Design Drawings and Cost Estimate	12	\$2,340	24	\$4,200	24	\$3,720		\$0		\$0					\$17,250		\$10,350	\$5,520								
TASK 5 - SUBTOTALS	74	\$14,430	134	\$23,450	220	\$34,100	436	\$61,040	104	\$9,880	\$10,350	\$4,600	\$3,450	\$0	\$0	\$17,250	\$8,625	\$21,275	\$10,350							
TASK 5 - TOTAL FEES	\$142,900																\$75,900	\$218,800								
<b>TASK 6 - PROPERTY, EASEMENT, &amp; RIGHT-OF-WAY SUPPORT</b>																										
A. Property, Easement, & Right-of-Way Support	1	\$195	1	\$175		\$0		\$0	6	\$570	\$23,575															
TASK 6 - SUBTOTALS	1	\$195	1	\$175	0	\$0	0	\$0	6	\$570	\$23,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
TASK 6 - TOTAL FEES	\$940																\$23,575	\$24,515								
<b>TASK 7 - JURISDICTIONAL COORDINATION</b>																										
A. Jurisdictional Coordination	1	\$195	1	\$175		\$0		\$0	6	\$570	\$8,050					\$20,930										
TASK 7 - SUBTOTALS	1	\$195	1	\$175	0	\$0	0	\$0	6	\$570	\$8,050	\$0	\$0	\$0	\$0	\$20,930	\$0	\$0	\$0							
TASK 7 - TOTAL FEES	\$940																\$28,980	\$29,920								
<b>TASK 8 - SCE ELECTRICAL PLAN OF SERVICE</b>																										
A. SCE Electrical Plan of Service	1	\$195	1	\$175		\$0		\$0	6	\$570						\$16,560										
TASK 8 - SUBTOTALS	1	\$195	1	\$175	0	\$0	0	\$0	6	\$570	\$0	\$0	\$0	\$0	\$0	\$16,560	\$0	\$0	\$0							
TASK 8 - TOTAL FEES	\$940																\$16,560	\$17,500								
<b>TASK 9 - BEAUMONT CHERRY VALLEY WATER DISTRICT PLAN OF SERVICE</b>																										
A. Beaumont Cherry Valley Water District Plan of Service	1	\$195	1	\$175		\$0		\$0	6	\$570	\$4,025		\$1,725													
TASK 9 - SUBTOTALS	1	\$195	1	\$175	0	\$0	0	\$0	6	\$570	\$4,025	\$0	\$1,725	\$0	\$0	\$0	\$0	\$0	\$0							
TASK 9 - TOTAL FEES	\$940																\$5,750	\$6,690								
<b>TASK 10 - FINAL DESIGN &amp; CONTRACT DOCUMENTS</b>																										
A. Construction Kick-off Meeting	4	\$780	6	\$1,050	8	\$1,240	8	\$1,120	8	\$760				\$1,150												
B. Site Design / Documentation	48	\$9,360	80	\$14,000	72	\$11,160	330	\$46,200	40	\$3,800			\$10,350	\$22,310		\$8,625	\$17,250									
C. Civil Design / Documentation	24	\$4,680	32	\$5,600	12	\$1,860	64	\$8,960	40	\$3,800	\$46,288															
D. Architectural Design / Documentation	8	\$1,560	16	\$2,800	12	\$1,860	12	\$1,680	4	\$380								\$57,500								
E. Electrical Design / Documentation	4	\$780	8	\$1,400	8	\$1,240	12	\$1,680	4	\$380		\$23,713			\$18,630											
F. Technical Specifications	8	\$1,560	24	\$4,200	32	\$4,960		\$0	80	\$7,600							\$1,150									
TASK 10 - SUBTOTALS	96	\$18,720	166	\$29,050	144	\$22,320	426	\$59,640	176	\$16,720	\$46,288	\$23,713	\$10,350	\$23,460	\$0	\$18,630	\$8,625	\$18,400	\$57,500							
TASK 10 - TOTAL FEES	\$146,450																\$206,966	\$353,416								
<b>TASK 11 - BIDDING PROCEDURES</b>																										
A. Bidding Procedures		\$0		\$0		\$0		\$0		\$0																
TASK 11 - SUBTOTALS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
TASK 11 - TOTAL FEES	Hourly																\$0	Hourly								
<b>TASK 12 - CONSTRUCTION OBSERVATION / ADMINISTRATION</b>																										
A. Construction Observation / Administration		\$0		\$0		\$0		\$0		\$0																
TASK 12 - SUBTOTALS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
TASK 12 - TOTAL FEES	Hourly																\$0	Hourly								
<b>COMBINED PHASE FEE TOTAL</b>	\$415,470																\$120,750	\$32,913	\$16,675	\$57,615	\$46,615	\$80,040	\$17,250	\$51,175	\$79,350	\$917,853
<b>BASE FEE TOTAL \$917,853</b>																										
<b>Reimbursable Allowance \$50,000</b>																										
<b>GRAND TOTAL INCLUDING ALL SERVICES \$967,853</b>																										

The above hourly fee breakdown consists of ESTIMATES ONLY. Billings will be based on actual percentage completion of each phase per contracted fixed fee.

# Fee Proposal

It is the objective of our Design Team to provide the most comprehensive, yet efficient approach to the development of Stewart Park in the City of Beaumont. The fees below include all costs to be incurred by RJM Design Group, Inc. and an allowance for reimbursable expenses.

PHASE / TASK	FEE
TASK 1 – Project Management	\$27,472
TASK 2 – Data Gathering & Analysis	\$140,703
TASK 3 – Investigations	\$51,585
TASK 4 – Environmental Services	\$47,253
TASK 5 – Preliminary Design / Design Development	\$218,800
TASK 6 – Property, Easement, and Right-of-Way Support	\$24,515
TASK 7 – Jurisdictional Coordination	\$29,920
TASK 8 – SCE Electrical Plan of Service	\$17,500
TASK 9 – Beaumont Cherry Valley Water District Plan of Service	\$6,690
TASK 10 – Final Design and Contract Documents	\$353,416
TASK 11 – Bidding Procedures	Hourly
TASK 12 – Construction Observation / Administration	Hourly
<b>BASE FEE TOTAL</b>	<b>\$917,853</b>
Reimbursable Expenses Allowance	\$50,000
<b>GRAND TOTAL FEE INCLUDING ALL SERVICES</b>	<b>\$967,853</b>

Note: This fee summary represents our current understanding of the project scope and complexity associated with an estimated construction budget of \$750K per acre for a total construction cost of \$10,125,000.

## REIMBURSABLE EXPENSES

When incurred, the following project expenses will be billed at cost plus 15% administrative fee in addition to the above professional services fee:

- Printing, plotting, copying, scanning, photography, graphic expenses
- Delivery, shipping, and handling of documents
- Permits, plan check, and inspection fees
- City business license
- Agronomic Soils testing

## PAYMENTS

Payments are due and payable on a monthly basis following the completion of any substantial phase of work. Carrying charges for overdue accounts beyond 30 days of billing date are charged at 1½% of the amount due, compounded monthly.

## ASSUMPTIONS

- This proposal excludes public street lighting, traffic control, and offsite utilities.
- This proposal excludes LEED design and documentation.
- This proposal excludes telephone, WiFi data, building access, security systems, and EV chargers.
- This proposal excludes utility company rebate program participation or documentation.
- This proposal excludes Coordination Study, Arc Flash Study, and engineered circuit breaker settings.
- This proposal excludes the assessment of environmental characteristics, particularly those involving hazardous substances at the site.
- We have assumed the relocation of of the vacated 10th Street require SCE and communication extensions in Orange and Maple that tie back into the overhead pole line along 11st Street.
- The existing streetlight system along the west side of Orange Avenue, and the street lights along the east side of Maple Avenue will be removed and replaced by private parking lot lighting. No new SCE owned light required.
- Assumes new park facilities require New Business Service Extension to new transformer and service panel.
- A 20-scale Aerial shall be provided and tied to a County/City benchmark & survey boundary control points as available. The site boundary will be plotted if adequate record maps and/or a Legal Description can be found or provided prior to commencing the Aerial Survey. Existing easements will be plotted if a Title Report is provided with backup documentation. civTEC will provide field survey, as required, to pick up critical elements for design.
- This proposal excludes preparation of an A.L.T.A. Survey, legal descriptions/exhibits, land subdivision, and/or additional boundary survey. This proposal includes a prelim. title report but excludes property owner's notifications.
- This proposal assumes off site public street plans are not required. Grading and landscaping adjacent to street will to be shown on Grading Plan.
- This proposal assumes project drain inlets/outlets to be shown in plan view only (for lines under 18-inches in diameter). Preparation of Storm Drain Plans with Special Structures to disperse concentrated runoff from watersheds outside the project area is additional work.
- This proposal includes on-site Hydrology as directly impacted by the proposed improvements and excludes any studies of off-site Hydrology. This proposal excludes any retention/detention basins and/or pump systems to retain initial storm runoff, excluding than that required for onsite LID/ Hydromodification.
- This proposal assumes that the project will be a priority project and a WQMP will be required. civTEC will prepare a WQMP by the local jurisdiction and design any treatment and retention/detention systems for storm runoff as required for LID/Hydromodification and the current NPDES permit.
- This proposal assumes that the area of disturbed land will be over 1.0 acre, thus subjecting the project to NPDES/NOI requirements. If required civTEC can prepare a project specific SWPPP and assist the owner (LRP) with the NOI and WDID filing with the State.
- This proposal assumes a new the sewer connection is required and is a private system connected to an existing sewer line onsite near its proposed location or within the public street along within the project frontage. This proposal excludes any special studies, sewage lift stations or off-site upsizing of the existing mainline.
- This proposal assumes a new the water connection is required and is a private system connected to an existing water line onsite near its proposed location or within the public street along within the project frontage. This proposal assumes the Architect obtains Fire Department clearance/hydrant locations. This proposal excludes capacity/pressure studies and any public water plan for relocations. A Fire Master Plan, if required, is additional work.
- This proposal assumes that there will be no more than three (3) submittals of the construction document irrigation drawings (60%, 90%, and Final%).

<b>RJM DESIGN GROUP, INC.</b>	
Principal Landscape Architect	\$195 per hour
Associate Landscape Architect	\$175 per hour
Landscape Architect	\$155 per hour
Job Captain / Landscape Designer	\$140 per hour
CADD Technician / Graphics	\$125 per hour
Clerical	\$95 per hour
<b>CIVTEC</b>	
Principal	\$185 per hour
Project Manager	\$150 per hour
Project Engineer	\$125 per hour
Project Surveyor	\$120 per hour
Design Engineer	\$100 per hour
Draftsperson	\$75 per hour
Project Assistant	\$60 per hour
2-Man Survey Crew	\$275 per hour
3-Man Survey Crew	\$355 per hour
<b>RM ARCHITECTURE</b>	
Project Architect	\$150 per hour
Project Manager	\$135 per hour
Drafting	\$65 per hour
Clerical	\$35 per hour
<b>GLASIR</b>	
On-Site Consulting	\$135 per hour
Irrigation Designer	\$110 per hour
Plan Check	\$110 per hour
<b>FBA ENGINEERING</b>	
Principal / Project Director	\$210 per hour
V.P. / Senior Associate	\$160 per hour
Associate / Project Manager	\$160 per hour
Construction Support	\$135 per hour
Electrical Designer	\$110 per hour
CAD / BIM Designer	\$90 per hour
Technical Typist	\$50 per hour
<b>JONES AND MADHAVAN</b>	
Principal Architect	\$200 per hour
Principal Mechanical Engineer	\$200 per hour
Architectural Designer	\$125 per hour
Mechanical Designer	\$125 per hour
CAD Draftsperson	\$95 per hour
Clerical	\$65 per hour

<b>NEWLINE</b>	
Principal Director of Operation	\$180 per hour
Project Manager	\$120 per hour
Design Director	\$120 per hour
Design Production	\$100 per hour
<b>GMU</b>	
Principal / Director	\$280 per hour
Associate Engineer or Geologist	\$255 per hour
Senior Engineer or Geologist	\$235 per hour
Project Engineer or Geologist	\$200 per hour
Senior Staff Engineer or Geologist	\$180 per hour
Staff Engineer of Geologist	\$165 per hour
CAD / GIS Design Engineer	\$120 per hour
Document Preparation and Project Services	\$105 per hour
<b>MONTROSE ENVIRONMENTAL</b>	
Principal	\$215 per hour
Biological Project Manager	\$150 per hour
Cultural Resources Principal Investigator / PM	\$150 per hour
GIS Manager	\$120 per hour
Restoration Ecologist Lead	\$120 per hour
Project Administrator / Financial Analyst	\$100 per hour
<b>MORAN UTILITY SERVICE</b>	
Principal	\$270 per hour
Senior Associate	\$210 per hour
Associate	\$190 per hour
Sr. Project Manager / Sr. Lighting Designer / Sr. System Engineer	\$175 per hour
Project Manager / Lighting Designer / System Engineer	\$150 per hour
Engineer / Assistant Lighting Designer / Assistant System Engineer	\$130 per hour
Designer	\$110 per hour
CAD / BIM	\$90 per hour
Clerical	\$60 per hour

\*Charges for subconsultant services are billed at cost plus a 15% coordination fee.

Billings for all time and materials and contract extension work shall be in accordance with the level of work performed based on the categories listed above.

Hourly rates will be escalated each August 1st in accordance with any increase in the Consumer Price Index or other mutually agreed upon cost index, beginning with August 1, 2023. Provisions for fee escalation pertain to all contract extensions and additional work.

Thank you for the opportunity to submit this proposal.



*Community Inspired Spaces*

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