

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL**STEWART PARK IMPROVEMENT PROJECT
LANDSCAPE ARCHITECTURE AND ENGINEERING DESIGN SERVICES
AND CONSTRUCTION DOCUMENTS**

City of Beaumont, CA

Dated: February 23, 2022

This scope and fee proposal is based on the City's RFP. Upon project award, In-Site Landscape Architecture, Inc. and its sub-consultants (Consultant) will negotiate the scope and fee proposal with the City if necessary to best meet the City's goals and budget for the project.

Project Understanding:

This scope of services and fee proposal is for professional landscape architecture and engineering design of various new park amenities and improvements to existing park amenities at Stewart Park, including the following:

- A new splash pad
- Concrete walking trails throughout the length of the park
- Picnic pavilions and BBQ's throughout the park
- New playground equipment with shade structures
- A new bandshell and vendor/street fair location
- A gaga ball court
- Upgraded skate park
- New parking facilities
- Connection of the park across Ninth and Tenth Streets
- Landscaping and lighting improvements throughout the park
- Incorporate Existing Drainage into the Park Layout

The existing Stewart Park is located between 8th and 11th Streets and Orange and Maple Avenues. Per the City of Beaumont RFP, the pool facility and park pavilion have been demolished, the northern most section of park between 10th and 11th streets is a flood control basin originally constructed by the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the City owns the property and maintains the basin according to the agreement established when it was constructed. The public street Right of way on 9th Street and 10th Street between Orange Avenue and Maple Avenue has been vacated.

The existing Stewart Park Basin has a drainage area of approximately 160 acres of watershed area that is roughly bounded by Oak Valley Parkway to the north, 8th Street to the south, Beaumont Blvd to the west and Palm Avenue to the east. The major focus of the study will be to determine how the park/basin operate in the existing condition and how the basin will operate after the park improvements. The basin analysis will be complicated since there overall park system between 7th Street and 11th Street behave as a series of basins. As a result, the primary objective is to develop hydrology and hydraulic models that demonstrate the existing operation of the park/basin systems.

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The existing condition will become the baseline condition as part of an impact analyses that will be required to evaluate mitigation measure required to prepare the park enhancements. The goal of the project will be to design a park/basin site that improves the community flooding and mitigate potential project impacts.

The Consultant recommends that during the project assessment, a storm drain solution that develops regional benefits and meets the goals of the RCFC&WCD Beaumont Master Drainage Plan be developed for the project. This will allow the project to potentially obtain project funding as part of the RCFC&WCD “Request for Capital Improvement Projects”. The current RCFC&WCD management prioritizes project that have multi-benefits and meet the following goals: 1) Ground Water Recharge, Flood protection, improving Water Quality benefits, Parkland and Trails, and reduce community flooding. The design team has been able to assist other project in obtaining funding through “Request for Capital Improvement Projects”. The design of this project has a high probability of receiving funding for project improvements.

Scope of Services and Fees:

Task 1 – Project Management

- 1.01 Prepare and lead the Project kick-off meeting with the City to discuss and review the following:
 - a. Project background, goals, constraints, and approach
 - b. Project reporting/communication protocols/coordination
 - c. Project schedule
 - d. Critical/High Priority Scope
- 1.02 Provide electronic project design schedule (baseline and monthly progress updates) in searchable pdf format. At a minimum, schedule shall include all submittals, meetings, and milestones. Schedule should incorporate a minimum 3-week period for each City submittal review.
- 1.03 Schedule and lead weekly (web-based) coordination and progress meetings with the City. Consultant shall prepare agenda, meeting minutes, and PowerPoint presentations (as necessary) for all meetings for the duration of the project.
- 1.04 Coordination meetings with other agencies and developers as necessary.
- 1.05 Conduct and demonstrate effective quality assurance and quality control procedures.
Review of all notes and design calculations, along with design drawings and specifications, by an appropriate reviewer independent of the Project design team prior to each design submittal.
Constructability and operational review of the design submittals.

Note: Consultant shall notify the City of any out-of-scope work items and obtain City approval prior to proceeding, no exceptions. Consultant will not be compensated for at risk work.

Deliverables: Consultant shall submit all meeting agendas and presentations to the City a minimum of one (1) week prior to meetings, and all meeting minutes shall be submitted within three (3) working days following each meeting. City comments shall be incorporated, and final minutes published for distribution and record.

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Task 2 – Data Gathering and Analysis

- 2.01 Consultant shall gather, review, and understand information on the City’s previous planning and design efforts for the Project, including the detailed review of all associated reference documents.
- 2.02 Consultant will perform one (1) field site review of the site to verify, observe, and photo-document the existing site conditions and relationships of the park to its surroundings to be utilized during design. Specifically, we will examine and photograph:
 - a. Pedestrian circulation and ADA compliance
 - b. Vehicular access, circulation, and parking, including the fire access
 - c. General drainage conditions
 - d. Connectivity to Stewart Park
 - e. Adjacent land uses
 - f. Utility locations
- 2.03 Consultant shall prepare a digital site plan based on the survey record information, public records, and the City of Beaumont’s conceptual plans, as provided by the client. The site shall be validated per the City of Beaumont standards and be used for submittal and processing improvement plans and exhibits. If available, CADD drawings shall be provided by the client and City of Beaumont.
 - a. It is assumed the that the City of Beaumont will provide as-built information for the project for the Consultants’ use.
- 2.04 The Consultant shall provide a preliminary analysis of the project BMPs on site and evaluate if the project site may need additional water quality treatment that can be implemented onsite as part of the project site.
- 2.05 The Consultant will perform research at the RCFC&WCD to obtain all technical documents related to hydrology, hydraulic and basin analyses for the design that is shown on the as-built plans. The purpose of the research is to document the parameters used to design the basin and perform the technical analyses. Additionally, JLC will perform a “Watershed, Storm Drain & Basin Field Reconnaissance” that will document all storm drain improvements and the watershed boundaries. A technical memorandum will be prepared to document the review and findings encountered.
- 2.06 The purpose of the conceptual storm drains and BMP assessment is to determine the following:
 - a. Storm drain and BMP solutions that will meet the current WQMP criteria and provide flood protection for the project.
 - b. Assess project layout to determine potential efficiency to minimize the construction of storm drain to the maximum extent practicable.
 - c. Use existing storm drain and runoff constraints determine potential drainage patterns for the project.
- 2.07 Consultant shall obtain FIMS (Facility Inventory Maps) from all dry utility providers & prepare a conflict exhibit. Consultant shall coordinate with the dry utility consultant for all dry utility information corresponding to the proposed improvements of Stewart Park, as described,

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herein. The information provided by the client's dry utility consultant shall be used to indicate dry utilities horizontal and vertical locations. Survey data collection shall be used to locate the horizontal placement and vertical elevations of the existing utilities. Consultant shall provide this information with the client's dry utility consultant for coordination with dry utility agencies and the City of Beaumont.

- a. Review pertinent dry utility data from field observations and as-built data as made available from the electric, natural gas, telephone, and cable television companies, provided by the client's dry utility consultant.
 - b. Review pertinent wet utility data from field observations and as-built data as made available from the Beaumont Cherry Valley Water District (BCVWD) and City of Beaumont, and Riverside County Flood Control and Water Conservation District (RCFC&WCD).
 - c. Assist in the identification of potential utility conflicts with the proposed grading, sewer, water and storm drain systems based on plans provided by the City of Beaumont, BCVWD and RCFC&WCD.
- 2.08 Consultant shall access the park's opportunities and constraints and review the conditions of the existing park space and the best options and ways to integrate the proposed new facilities.
- 2.09 Consultant shall collect citizen input through online surveys to provide public engagement with the project. Ensure public creditability of the proposed amenities and alignment with the proposed park design.
- 2.10 Consultant shall complete an independent review of all provided reference documents to either confirm the design recommendations or suggest alternatives. Alternative recommendations shall be identified and discussed early in the design. At a minimum, consultant review shall include the following:
- a. Potential environmental concerns
 - b. Potential Jurisdictional requirements and permits
 - c. Potential utility conflicts and concerns
 - d. Hydrology Concerns
 - e. Preliminary Design Recommendations and Architectural Renderings
- 2.11 Consultant shall meet with City staff and discuss standards, expectations, project approach, and results of data gathering and analysis.

Deliverables: Consultant shall summarize the results of this task into a Technical Memorandum (TM) and submit three (3) hard copies and one (1) electronic copy (searchable pdf), for City review. City comments shall be incorporated into the final technical memorandum. Consultant anticipates one (1) round of City comments. Additional revisions and exhibits may be performed for an additional fee. Cross Sections, sketches and details are not anticipated and are not included in this scope.

Task 3 – Investigations

3.01 Aerial Topographic Mapping

Consultant shall prepare an Aerial Topographic Map of the project site, at a scale of 1"=40', with one foot contour intervals. The work shall include:

- a. Preparation of a flight plan and layout of ground control targets;

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- b. Field surveying services to set ground control panels and survey their precise positions on the appropriate coordinate system basis;
- c. Aerial photogrammetric services;
- d. Compilation of planimetric and topographic features from controlled stereo pair photographs to digital medium;
- e. Perform field survey check profile observations and office analysis of said observations to check ground truth of the compiled map within accepted standards.

3.02 Record Data Map Preparation

In order to include and plot the record position of the project boundary in approximate orientation with a specific coordinate system, compiled aerial topographic base data or other overlay features, Consultant shall perform the following tasks:

- a. Consultant shall perform research of the available public records via on-line services to obtain maps and other items that affect the boundary location of the property;
- b. Consultant shall prepare a preliminary record data map to be used by the field survey crew to search for a sampling of boundary monuments;
- c. Consultant shall perform a field survey of said monuments in order to establish orientation of the record survey data in relation to the coordinate system used in the topographic mapping;
- d. Consultant shall plot the record boundary lines on the aerial base map, with the understanding of the Client that said record boundary is NOT the result of a comprehensive boundary survey and analysis, and that it's orientation may disagree from the position determined by a full boundary survey and analysis;
- e. The budget for this scope of work is based upon an assumption that adequate and accessible boundary monumentation exists in the immediate project vicinity to control this record data survey.

3.03 Supplemental Topographic Survey

- a. In addition to the Aerial Topographic Mapping shown in tasks 3.10 above, Consultant shall perform a supplemental field topographic survey to show more detailed information as needed by the engineering team for design.
- b. This may include locating utilities and locating existing elevations at join points.
- c. This fee is for budget purposes only – containing 16 hours of a 1-person crew, and 12 hours of office support.

3.04 Utility Potholing and Survey Collection

- a. Consultant shall initially provide one (1) preliminary pothole exhibit that indicates the anticipated horizontal position for pothole investigation operations.
- b. Consultant estimates a maximum of fifteen (15) potholes needed for an existing electrical, storm drain pipeline, domestic water pipeline, gas and cable. Consultant shall consult with a utility pothole sub-contractor in order to provide pothole services of the existing utilities prior to construction to confirm that they are not in conflict with the new improvements. This task includes preparation of a pothole coordination exhibit, hiring a utility pothole sub-contractor to complete the potholing operation.
- c. The Sub-Consultant shall provide the following tasks:

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- 1) VACUUM EXCAVATE: The Sub-Consultant Shall Vacuum Excavate Over Existing Utilities to Verify Depth and Alignment. Sub-Consultant shall Backfill and Compaction Using Native Material. Repair Surface with A Cold Asphalt Repair Mix per the City of Hemet requirements and guidelines. All paving is bid using temporary AC Cold Mix to a thickness of +/- 4" to be maintained and/or replaced by others, unless specifically noted in writing as a part of this proposal. Should the City of Hemet require permanent repair of pothole locations in both concrete and asphalt areas, a change order shall apply.
 - 2) CITY OF BEAUMONT PERMIT PROCUREMENT: Sub-Consultant shall obtain and pay all permitting fees through the City of Beaumont for the work outlined for the scope herein. City permit procurement is anticipated to be no-cost. Any cost associated with the processing of a permit procurement, shall be covered by City.
 - 3) TRAFFIC CONTROL PLANS: The Sub-Consultant shall provide and process Traffic Control Plans with the City of Beaumont for the work outlined in the scope herein. Sub-Consultant shall obtain and pay all permitting fees through the City of Hemet for the work outlined for the scope herein. Traffic Control if specifically included as a part of this proposal is per "WATCH" and excludes K-Rail, CMS, Traffic Control Plan, Special Signs, Special and/or Restricted Work Hours and any other special requirements if not specifically included by name.
 - 4) MARK POTHOLE LOCATIONS AND NOTIFY DIG ALERT: The Sub-Consultant shall mark each Pothole Location and Notify Dig Alert minimum 48 hours prior to operations.
 - 5) POTHOLE REPORT: The Sub-Consultant shall provide a pothole report for Consultant and the Client's use. The pothole report shall provide the Depth, Alignment and pipeline material of each existing utility outlined in this scope of work.
- d. After exposure of the object by the Pothole Contractor, said Contractor will set durable reference tie points at the ground or paved surface and prepare notes and sketches to describe the reference points and their relationship to the exposed object. Contractor will further document other characteristics of the object and backfill the pothole. A pothole report shall be provided for Consultant and Client's use.
 - e. After completion of all potholes have been excavated, documented, and backfilled as described above, the Sub-Consultant Contractor shall notify the Consultant's Civil Project Manager and survey crew within 1 business day to schedule a move-in by the survey crew to locate the reference tie points.
 - f. Consultant shall then provide a field survey to determine the horizontal and vertical location of the tie points, document the location on a set of survey notes, collection and provide the information to the design engineer. One (1) Move-in is anticipated and included in this scope.
 - g. Consultant shall use the survey notes and import the survey collection to AutoCAD for use by the design team.

Deliverables: Results of all surveying activities shall be incorporated into the final contract documents. Results of all potholing activities shall be summarized in a report or technical memorandum submitted to the City. Submit three (3) hard copies and one (1) electronic copy (searchable pdf) for City review. City comments shall be incorporated into the final report or technical memorandum.

3.05 Geotechnical Investigation

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- a. As part of the RFP documents for the Stewart Park Improvement Project, a previous geotechnical investigation conducted in 2021 for the proposed Stewart Park improvements was provided, prepared by Sladden Engineering, Inc. dated June 15, 2021. As part of their investigation, Sladden conducted three hollow-stem-auger borings to a depth of approximately 26.5 feet below the existing ground surface on May 5, 2021. Testing of representative soil samples, grading, and earthwork recommendations were provided, and the report concluded that the proposed improvements are feasible from a geotechnical perspective, provided the recommendations in report are incorporated into design.
- b. The main concerns at the site were determined to be artificial fill, presence of existing park improvements and the location to the proposed project relative to the Beaumont Plain fault zone. The report concluded that “structures intended for human occupancy (greater than 2,000 person hours per year) should not be constructed within the County designated fault zone. If habitable structures are considered for the project, a fault hazard evaluation should be conducted in order to identify active fault splays and establish structural setbacks in accordance with current guidelines.”
 - 1) Consultant understands that new habitable structures will not be constructed as part of the proposed park improvements, therefore a detailed fault hazard evaluation is not included in our geotechnical scope of work.
 - 2) Consultant also understands that the existing Early Head Start buildings at the northeast corner of Orange Avenue and 8th Street are not part of the project.
- c. The purpose of the geotechnical investigation will be to evaluate the site subsurface conditions with respect to the proposed improvements, provide additional data to supplement the previous geotechnical studies, and to provide geotechnical recommendations for design and construction. The previous reports of the site will be utilized as applicable.
- d. Consultant assumes that field exploration can be performed during daylight hours on weekdays and that the City will provide us with permission and access to the site for the field exploration. Saturday drilling, if required, can be performed for an additional fee. Consultant proposes the following scope of work.
 - 1) Research: Consultant will review available literature, maps and historical aerial photographs relevant to the planned improvements. Consultant will also review available previous geotechnical investigation reports performed at this site, published geologic maps and reports to look for geological hazards and potential geotechnical issues that may be of significance to the proposed improvements.
 - 2) Field Exploration: Before Consultant begins fieldwork, Consultant will mark the proposed boring locations and notify you and Underground Service Alert (USA) so that known public or private underground utilities can be identified and avoided. Consultant will also retain the services of a private utility locator to scan exploration locations prior to drilling activities in an effort to locate existing utilities. Consultant would ask the City to provide any information available regarding the locations of underground utilities onsite. This proposal is based on the assumption that no permits will be required.
 - 3) Consultant proposes to drill, log and sample four (4) borings onsite in the area of the proposed Stewart Park improvements. Borings will advance to depths ranging from approximately 20 feet to 50 feet below the existing ground surface. Borings may be terminated shallower if very dense materials and practical refusal are encountered. The borings will be drilled by a subcontracted drill rig operator. Representative soil samples

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will be collected and transported to our geotechnical laboratory for testing. The borings will be backfilled with soil cuttings from our drilling.

- 4) This proposal is based on the assumption that no permits will be required.
 - 5) Geotechnical Laboratory Testing: Consultant will test recovered soil samples at the geotechnical laboratory, including testing representative bulk. Tests will depend on soil conditions encountered and may include in-situ moisture content and dry density, modified Proctor compaction curves (ASTM D1557), grain size distribution, expansion index, sulfate content, chloride content, resistivity and pH.
 - 6) Office Studies: Consultant will review the field and laboratory data and perform engineering analysis to develop geotechnical recommendations. Consultant will prepare a letter report presenting our findings, conclusions and recommendations for design and construction. The letter report will be signed and stamped by a California licensed Geotechnical Engineer (GE). The letter report will include a site plan, exploration logs, geotechnical testing results, and geotechnical recommendations.
- e. Consultant will conduct infiltration testing within two borings in general accordance with Riverside County Guidelines to estimate the infiltration rates of soil for infiltration facilities. Infiltration test depths would be selected based on the encountered soils. The optional infiltration testing would need to be authorized concurrently with the geotechnical investigation in order to perform the temporary infiltration well installation during the same mobilization. We have assumed that a water source will be available for our use at the existing park at no charge.

Although the presence of hazardous materials are not anticipated, identification, handling and treatment of hazardous materials are beyond the scope of the geotechnical engineering services. Consultant can provide these services, if requested.

Deliverables: Consultant shall summarize results and recommendations into a report. Three (3) hard copy and one (1) electronic copy of the draft geotechnical report shall be submitted for review. City comments shall be incorporated. Three (3) hard copies and one (1) electronic copy of the final geotechnical report shall be submitted. Results of the geotechnical investigation shall be incorporated into the final contract documents.

3.06 Hydrological Assessment

- a. The Consultant shall perform a hydrology and drainage assessment that will include the following tasks:
 - 1) Perform an existing condition hydrology analysis based on the existing development within the watershed area.
 - 2) Perform an ultimate condition hydrology analysis based on the City of Beaumont General Plan and assuming all master drainage plans systems are constructed.
 - 3) Using design level topography, prepare a basin routing analyses for the existing basin and outlet structure.
 - 4) Develop a comparative analysis that identifies how the current basin operates compared to the design intent that was approved in 1988. This will identify changes and deficiencies.
 - 5) Perform basin alternative analyses that will assess 2-3 alternatives. The purpose of the alternative analyses is to work with the project team to develop a basin design that will function in the existing and ultimate developed condition.

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- 6) Perform a park site and storm drain hydrology and storm drain design to provide the project the required infrastructure to keep the useable active parts of the project from being saturated or inundated.
- 7) Prepare a technical report (TR) outlining the analyses and conclusions. The report will provide a preferred drainage and basin design alternative that will provide an acceptable level of flood protection that can be approved by the City of Beaumont and RCFC&WCD.

Deliverable: Consultant shall summarize the results of this task into a Hydrology Report and submit three (3) hard copies and one (1) electronic copy (searchable pdf) for City review. The consultant shall present the results of the report in a focused meeting with City staff. City comments on the Draft Report shall be incorporated into a Final Hydrology Report. Recommendations and mitigations from the report shall be incorporated into the final drawings and contract documents.

Task 4 - Environmental Services

Consultant anticipates the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) for CEQA compliance for the proposed project. Given the limited scope of the proposed project, it is anticipated that an IS/MND will be sufficient for compliance with CEQA. In the unlikely event that it is determined that a Significant and Unavoidable impact may occur, an Environmental Impact Report can be prepared under a separate scope and fee. Due to the level of unknown with the proposed design, this scope excludes preparation of technical studies to support the CEQA document. Technical studies can be provided under a separate scope and fee, if required.

4.01 Administrative Draft Initial Study/Mitigated Negative Declaration

- a. Using the City's latest CEQA Initial Study and Environmental Checklist format, Consultant will prepare an administrative draft IS/MND for review by City staff. The IS/MND will provide written responses to each question on the Environmental Checklist that describe and qualitatively and/or quantitatively evaluate the project's impact related to each topic. Each response will include a conclusion regarding the significance of the project's impact, which may be determined to be potentially significant, potentially significant unless mitigated, less than significant, or no impact.

Deliverables:

Administrative Draft IS/MND in Electronic Format and three hard copies.

4.02 Draft Initial Study/Mitigated Negative Declaration

- a. After receiving the City's comments on the administrative draft IS/MND and making the appropriate changes, Consultant will prepare a proof-check version of the IS/MND for City consideration. We assume that the proof-check version will adequately address any substantive comments which the City had and that the City's comments on the proof-check version will be limited to edits and clarifications of final points. Consultant will address such final edits/clarifications and prepare a final version of the IS for public review. Consultant assumes that the City will prepare the required notices for the Draft IS/MND, and upload the document to the State Clearinghouse CEQAnet Database.

Deliverables:

Draft IS/MND in Electronic Format and three hard copies.

Final Initial Study

Once the public review periods have ended, Consultant will prepare a Final IS document, which will include a response to comments as well as any errata resulting from the public comments.

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4.03 Responses to Comments

- a. While not required by CEQA, it is Consultant’s recommendation to prepare written responses to comments on the proposed MND. Consultant is available to prepare responses to comments on environmental issues raised during the public review period. An administrative draft version of the responses to comments will be submitted to the City for review and comment. After receiving the City’s comments and making the appropriate changes, we will submit a final version of the responses to comments to the City. Since it is unknown the number of public comments that will be received for the project, Consultant has allocated sixteen (16) hours of staff time for responses to comments. In the event that a substantial number of comments is received that will require beyond sixteen (16) hours, Consultant will provide the City with an estimate for the number of hours and cost required to complete the responses to comments.

Deliverables:

Administrative Draft Response to Comments in Electronic Format and Final Response to Comments in Electronic Format.

4.04 Mitigation Monitoring and Reporting Program

- a. A Mitigation Monitoring and Reporting Program (MMRP) must be completed prior to adoption of the MND. It may be included in the MND or take the form of a separate document, which need not be circulated to the public. Consultant will prepare an MMRP for the project using the City’s standard format. An administrative draft version of the MMRP will be submitted to the City for review and comment. After receiving the City’s comments and making the appropriate changes, we will submit the final MMRP to the City.

Deliverables:

Administrative Draft MMRP in Electronic Format and Final MMRP in Electronic Format.

4.05 Approval Hearings

- a. Consultant’s Environmental Project Manager will be available for approval hearing support. The Project Manager can attend up to two public hearings for the project. Upon request, we will also be available to assist City staff in preparing and presenting the environmental findings of the project and will be available to answer questions regarding CEQA and the project’s environmental document. Consultant assumes twelve (12) hours of project approval hearing support, including hearing preparation and meeting attendance. Additional approval hearing support can be provided on a time and materials basis if required.

4.06 Notice of Determination

- a. Consultant will prepare a Notice of Determination in accordance with Section 15094 of the State CEQA Guidelines for the City to file with the County Clerk. We recommend that the City file the Notice of Determination within 5 days of adopting the MND to establish a 30-day statute of limitations. Consultant assumes that the City will provide the required California Department of Fish and Wildlife fee and any County Clerk filing fees.

Deliverables:

Three hard copies of the Notice of Determination

Task 5 – Preliminary Design

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Consultant shall provide preliminary designs for all proposed project elements based on the results from tasks 2 and 3, including the following:

- a) Demolition of vacated streets and sidewalks
- b) New splash pad design
- c) Concrete walking trail design and locations
- d) Picnic pavilion and BBQ design and locations
- e) New playground equipment design with shade structures
- f) New bandshell and vendor/street fair design and location
- g) Gaga ball court design and location
- h) Upgraded skate park design
- i) New parking facilities design
- j) Connection of the park across Ninth and Tenth Streets
- k) Landscape planting and irrigation preliminary design
- l) Lighting improvement plan design throughout the park
- m) Incorporate Existing Drainage into the Park Layout

5.01 3D Renderings

- a. During preliminary design, Consultant shall prepare comprehensive conceptual 3D renderings for the park and proposed new facilities. The renderings will consist of bird's eye views and street views of the proposed park layout including representative landscaping. Renderings should also be provided for some of the individual park elements such as the new splash pad, new band shell, and new playgrounds and picnic pavilions.

Consultant shall prepare preliminary (30%) design drawings for the following:

5.02 Preliminary Demolition Plan

- a. Consultant shall prepare a preliminary demolition plan. The items to be shown shall be coordinated with the locations of the existing features that require removal to allow for construction of new improvements. The Demolition plan shall depict the limits of removal of existing pavement, concrete, curb and gutter, ditches, park facilities, landscaping, fencing and signage. This plan shall depict existing known wet and dry utilities, conduit locations, and pullboxes, light standards, and drainage piping, building, parking lots and adjacent surrounding areas.

5.03 Preliminary Precise Grading, Drainage, And Paving Plans

- a. Consultant shall prepare a preliminary grading and drainage design depicting park uses and layouts. The preliminary plan will be at an appropriate scale showing the horizontal layout of the proposed park amenities, along with their relationship and connection to each other and the surrounding area. It is assumed that the demolition plan, proposed public sidewalks, parking facility design and drainage shall be included in the precise grading plan.

Exclusions (at the preliminary plan phase): Water and Sewer Plan, Street Improvement Plan, Street Light Plan and a Signing and Striping Plans.

5.04 Preliminary Site Improvement Plans

- a. Consultant shall prepare preliminary site improvement plans at an appropriate scale showing the park amenities including, but not limited to parking, sidewalks, pathways, playgrounds, splash park, skate park, picnic shelters, bandshell, gaga ball court, basketball courts, rest rooms, seatwalls, fencing, exercise station, and site furnishings such as picnic tables, park benches, trash receptacles, bike racks, BBQ grills, and dog bag dispensers.

(1) Consultant shall prepare an enlargement of the pre fabricated restroom design.

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- (2) Consultant shall prepare an enlargement of the pre engineered bandshell design.
 - (3) Consultant shall prepare an enlargement of the pre engineered picnic shelter design.
 - (4) Consultant shall prepare an enlargement of the playground designs.
 - (5) Consultant shall prepare an enlargement of the skate park design.
 - (6) Consultant shall prepare an enlargement of the splash park design.
- 5.05 Preliminary Planting Plans
- a. Consultant shall prepare preliminary planting plans at an appropriate scale showing proposed trees, lawn areas, and shrub areas with a preliminary plant schedule. Consultant shall complete a preliminary plant evaluation in accordance the approved City planting standards.
- 5.06 Preliminary Irrigation Plans
- a. Consultant shall prepare preliminary irrigation plans at an appropriate scale showing proposed irrigation point of connection, mainline routing, and irrigation legend.
- 5.07 Preliminary Lighting Plans
- a. Consultant shall prepare preliminary lighting plans at an appropriate scale showing a lighting analysis for the proposed lighting improvement plan to ensure lighting is sized correctly and appropriately illuminates surroundings.
- 5.08 Preliminary Dry Utility Layout
- a. Consultant shall prepare a conceptual dry utility layout exhibit
- 5.09 Preliminary Opinion of Probable Construction Cost Estimate
- a. Consultant shall prepare an Opinion of Probable Construction Costs based on the 30% design drawings. The estimate will include bid item description, bid unit, bid quantity, unit price, and total price for each bid item. Unit costs will be based on the most current cost information from recent, similar projects compiled using California Prevailing Wage. (Client understands that construction costs are variable and not predictable because of material cost fluctuations and contractor cost fluctuations and that actual construction costs may vary.)
- 5.10 Design Review Meeting
- a. Upon completion of the conceptual 3D renderings and preliminary (30%) design drawings, the consultant shall conduct a preliminary design review meeting to present the preliminary design recommendations and 3D renderings to city staff. All comments from city staff shall be incorporated into the final design.
- 5.11 City Council Presentations
- a. Consultant shall provide a minimum of two city council presentations with renderings of proposed facilities and proposed options based on public feedback from surveys.
 - b. All proposed layouts will be presented for council and public approval prior to proceeding with final design.
- 5.12 Quality Assurance/ Quality Control
- a. Consultant shall provide on-going quality control reviews throughout the project process to focus on day-to-day accuracy and coordination between disciplines. Formal in-house plan reviews will occur prior to each submittal milestone. Comments received from the City or
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other reviewing jurisdictions will be addressed both by commenting on the plan sheets and/or by providing a summary letter on how each comment was addressed.

Deliverables: All preliminary 3D renderings shall be provided to the City. Plans, specifications, and engineer's estimates shall be submitted at 30% design level for City review. The consultant shall submit three (3) hard copy sets of drawings (two half size on 11 x 17 and one full size on 24 x 36), outline specifications, and opinion of probable construction cost estimate; and one (1) electronic copy of all documents (searchable pdf files). All hard copy sets shall be electronically signed and stamped by a licensed professionals (based on responsibility of respective drawings) in the State of California.

Task 6 – Property, Easement and Right-of-way Support

6.01 Title Reports

- a. Consultant shall obtain Title Report(s) over APNs 415-243-002, 415-273-002, and 415-323-002. Consultant shall provide the following subtasks:
- b. Obtain Preliminary Title Report(s) over existing Stewart Park.
- c. Plot all rights of ways and easements of record.

6.02 Street Vacation Review

- a. The public street ROW on 9th Street and 10th Street between Orange Avenue and Maple Avenue has been vacated. The Consultant shall review existing street vacations as shown in the title report(s) above. This work will include the following subtasks:
- b. Review existing recorded vacations.
- c. If deemed insufficient, Consultant shall provide a scope and fee to re-record vacation documents and prepare additional items necessary for recordation.

6.03 Legal Descriptions for Easements / Rights-of-Way

- a. Various utilities remain in place and active within the vacated streets, including 8-inch and 10-inch water lines, gas, cable, and other dry utilities. The consultant shall provide up to 6 legal descriptions and exhibits (as needed) for utility easements or street right of way documents. These documents will be sent to the City or Utility Provider for review and recordation. (This scope does not include any governmental checking or recording fees, or additional work if required by a title company.)

6.04 Legal Descriptions for Parcel Merger

- a. The park strip is currently divided into three separate City parcels and two separate vacated streets. The consultant shall provide up to 6 legal descriptions and exhibits for a parcel merger, showing the lot configuration as existing, and as a proposed single lot. These documents will be sent to the City for review and recordation. (This scope does not include any governmental checking or recording fees, or additional work if required by a title company.)

Deliverables: Consultant shall prepare legal descriptions and plats for all required easements. Legal descriptions and plats shall be prepared in accordance with City guidelines. All additional documentation necessary for vacation of public ROW and merging of city parcels shall be provided.

Task 7 – Jurisdictional Coordination

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL

7.01 SCE Coordination

- a. Consultant shall coordinate with Southern California Edison for service needs and electrical capacity requirements. Coordinate with Edison to verify circuit capacity and number of new services required for all new park facilities.

7.02 BCVWD Coordination

- a. Consultant shall coordinate with Beaumont Cherry Valley Water District (BCVWD) for water service needs and capacity requirements. Coordinate with BCVWD to verify available water pressures and volumes required for proposed facilities. The project team will provide dedicated time to coordinate with Beaumont Cherry Valley Water District (BCVWD). The scope assumes a total of two (2) meetings that will occur using a computer/virtual meeting platform. The project team will provide the following subtasks:
 - 1) Kick-off Meeting which will be used to discuss the project overview, baseline conditions/design control, and Maintenance and Operation.
 - 2) Coordinate discussion and parameters associated with protection and relocation of existing facilities.
 - 3) Prepare conceptual water utility exhibit showing BCVWD facilities to remain in place, location of permanent easements, and provision for access and maintenance (Assumes 24 hours).

7.03 RCDC&WCD Coordination

- a. The northern most section of park between 10th and 11th streets is a flood control basin originally constructed by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The City owns the property and maintains the basin according to the agreement established when it was constructed (agreement provided for reference). Coordination with RCFC&WCD will be required for any changes within the basin. The consultant will include in their scope the submittal of plans to RCFC&WCD for review and approval, as well as addressing any review comments. The application and approval of any required RCFC&WCD permits shall be included. Consultant will provide dedicated time to coordinate with Riverside County Flood Control and Water Conservation District (RCFC&WCD). This is a critical element since RCFC&WCD approval of the park/basin area will be required. The scope assumes a total of eight to twelve (8 to 12) meetings that will occur using a computer/virtual meeting platform. The project team will provide the following subtasks:
 - 1) Kick-off Meeting which will be used to discuss the project overview, baseline conditions/design control, and Maintenance and Operation.
 - 2) Begin a dialogue with RCFC&WCD to discuss funding as part of the CIP sponsorship/funding process.
 - 3) Coordinate discussion and parameters associated with the Cooperative Agreement

7.04 Utility Coordination

- a. Various utilities remain in place and active within the vacated streets, including 8-inch and 10-inch water lines, gas, cable, and other dry utilities. The consultant shall coordinate with existing utilities to provide permanent easements for continued access and maintenance of existing utilities. The consultant will include in their scope the submittal of plans to the Water District and other utilities for review, as well as addressing any review comments.

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL

Deliverables: Consultant shall prepare all permit plans for submittal, incorporate comments from all jurisdictional Agencies, and revise the Contract Documents as necessary.

Task 8 – SCE Electrical Plan of Service

8.01 SCE Electrical Plan of Service

- a. Consultant shall coordinate all activities with Southern California Edison (SCE) to obtain an electrical plan of service for all new park facilities. The consultant shall include in their scope of work the application for all required SCE permits, preparation and submittal of plans to SCE, and addressing all SCE comments. Consultant shall provide dry utility design management and consulting services relative to obtaining final designs and contracts for all park improvements. Additionally, we obtain final designs and contracts for the R20 overhead conversion to underground designs along E 8th St, E 9th St & E 10th St. The Contract Documents shall include the final approved electrical plan of service. The SCE permit application shall be submitted in the early stages of preliminary design to allow sufficient time for SCE to prepare the plan of service.
- b. The Contract Documents shall include the final approved plan of service.

Task 9 - Beaumont Cherry Valley Water District (BCVWD) Plan of Service

9.01 BCVWD Plan of Service

- a. Consultant shall coordinate and prepare an application for a plan of service with BCVWD for the required park facilities. The application for service shall include the items required in Part 4 of the BCVWD Rules and Regulations, including:
 - 1) Legal description of the property to be supplied (prepared as part of Task 6.03).
 - 2) The purpose for which said water will be used.
 - 3) Size of meter desired.
- b. The District may require volume of demand. New water services at multiple locations will be required for the splash pad pumps, drinking fountains, irrigation, hookups for vendor/street fair locations, and other proposed improvements. The scope includes preparation and submittal of a site plan to BCVWD, and addressing BCVWD comments regarding the application for service.
- c. Exclusions: A water supply assessment, if required, is not included in this scope and shall be provided by the District. A feasibility study, if required by the District for on-site recycling/reclamation is not included in this scope. The District does not perform or allow others to perform hydrant flow tests. Computer modeling shall be performed by the District and the District's engineering report shall provide static and operating pressures to the Consultant and the Fire Marshal for design purposes.

Deliverables:

Application for BCVWD Plan of Service, including site plan showing proposed uses

Final approved plan of service (to be included with Task 10 – Contract Documents)

Task 10 – Final Design and Contract Documents

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The construction documents will be prepared based on the approved Preliminary Design, per Task 5, and will be submitted to the City for review at 60%, 90%, and 100% design completion. The plans will typically be prepared at 1"=20' scale in AutoCAD format using the City's title block. Following each submittal, comments provided by the City will be incorporated into the next construction document submittal. Additionally, the documents will be prepared for submittal to the City of Beaumont.

The consultant shall prepare complete specifications, including General Provisions (provided by the City), Special Conditions, Supplemental Special Conditions, Technical Specifications, and detailed Bidding Sheets including estimated costs.

Contract Documents, including detailed design plans and specifications, shall be prepared in accordance with the City of Beaumont Standards, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Riverside County Flood Control Standards, and the Standard Specifications for Public Works Construction, current edition.

Plans shall be prepared consistent with NAD83 and NAVD88 survey standards.

Specifications shall include a detailed anticipated sequence of work. Sequence of work shall include sequencing for all demolitions and abandonments of City facilities. Sequence of work shall include all construction phasing requirements as necessary for the proper construction of all proposed park facilities.

Coordinate with all local utilities and agencies including SCE, Beaumont Cherry Valley Water District, Riverside County Flood Control, gas, telephone, cable TV, etc. for utility locations. All existing and proposed utilities shall be identified on the plans. Locate, identify and show City facilities and appurtenances on the drawings, including storm drains, sewer lines, force mains, vaults, manholes, and other appurtenances. Final contract documents shall include a final electrical utility plan of service approved for construction.

10.01 Title Sheet, Bid Table and Cross Sections

- a. Consultant shall prepare a Title Sheet showing the project name, vicinity map, location map, project address, project directory, sheet index, construction notes, survey data, any bid alternates, description of the scope of work, pertinent standards for the Contractor to follow, grading notes, paving notes, erosion control notes, and typical cross sections.

10.02 Demolition Plan

- a. Consultant shall prepare a final demolition plan. The items to be shown shall be coordinated with the locations of the existing features that require removal to allow for construction of new improvements. The Demolition plan shall depict the limits of removal of existing pavement, concrete, curb and gutter, ditches, park facilities, landscaping, fencing and signage. This plan shall depict existing known wet and dry utilities, conduit locations, and pullboxes, light standards, and drainage piping, building, parking lots and adjacent surrounding areas.

10.03 Horizontal Control Plans

- a. Consultant will prepare plans to confirm and establish site control dimensions for positioning of major site improvements designed by Consultant in relation to the site's boundary and existing features. The horizontal control plans will list the bearing and lengths of hardscape improvements, building locations, and concrete pads within the project site along with various, critical dimensions.

10.04 Precise Grading, Drainage, And Paving Plans

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL

- a. Consultant will prepare a precise grading plan that depict the limits of the proposed improvements, including the existing and proposed finished grades for the hardscape, drainage basin, park access, ADA access, parking areas, drainage devices, paved areas, and buildings. Slope gradients, property lines, limit of grading, grading and drainage details, and construction notes will also be shown. It is assumed that the demolition plan, proposed public parking, public and private sidewalks, parking facility design and drainage shall be included within the precise grading plan set.
- b. Exclusions: Street Improvement Plans and Street Light Plans are not part of this scope.

10.05 Erosion Control Plan

- a. Consultant shall prepare an Erosion and Siltation Control Plan in conjunction with the preparation of the Precise Grading Plan prepared for this project. This plan shall be designed in accordance with the criteria of the City of Beaumont and the California Regional Water Quality Control Board.

The Erosion Control Plan shall include sandbag layout, silt fence layout, fiber roll layout and designation of hydroseed areas.

10.06 Signing and Striping Plans

- a. Consultant shall prepare Signing and Striping Plans corresponding to the proposed improvements of Stewart Park and proposed street parking, as described, herein. The plans shall be prepared at 40 scale (1" = 40') and will include all new/existing signs and striping, pavement markings, pavement legends, sign and striping removals. We will reference pertinent existing striping and traffic features based on topographic information, aerial photography available and field review. The signing and striping plans will be prepared in accordance with the City of Beaumont requirements, the current Caltrans Standard Plans and Specifications, and the latest edition of the California MUTCD.

10.07 Site Improvement Plans

- a. Consultant shall prepare site improvement plans at an appropriate scale showing the park amenities including, but not limited to parking, sidewalks, pathways, playgrounds, splash park, skate park, picnic shelters, bandshell, gaga ball court, basketball courts, rest rooms, seatwalls, fencing, exercise station, and site furnishings such as picnic tables, park benches, trash receptacles, bike racks, BBQ grills, and dog bag dispensers.
 - (1) Consultant shall prepare an enlargement of the playground designs. Structural engineering and calculations shall be provided by the playground company required for building permit and construction at the time of construction
 - (2) Consultant shall prepare an enlargement of the skate park.
 - (3) Consultant shall prepare an enlargement and mechanical, electrical, and plumbing plans of the splash park.
- b. Consultant shall prepare applicable site improvement notes and details

10.08 Architectural Plans

- a. This scope of service utilizes a direct cooperative purchase agreement between the City of Beaumont and Romtec (or similar prefabricated building manufacturer) for the park restroom buildings to save the City Architectural, MEP, and Structural Design fees and to improve the construction schedule. This provides the City the greatest value for the project by the 5%-9% cooperative agreement discount provided to the City, the elimination of the 10%-15% general contractor markup, and the elimination of traditional bid architectural design fees by using

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL

the direct purchase option. Consultant shall prepare a site plan enlargement and floor plan/ elevations of the pre-fabricated restroom design (provided to the Consultant by the pre-fabricated restroom company). Structural engineering and calculations, mechanical, plumbing, and electrical plans shall be provided by the pre-fabricated restroom company required for building permit and construction at the time of construction.

- b. Consultant shall prepare an enlargement and elevations of the pre-engineered bandshell design. Structural engineering and calculations shall be provided by the shade shelter company required for building permit and construction at the time of construction
- c. Consultant shall prepare an enlargement and elevations of the pre engineered picnic shelter design. Structural engineering and calculations shall be provided by the shade shelter company required for building permit and construction at the time of construction

10.09 Planting Plans

- a. Consultant shall prepare planting plans at a scale suitable to communicate design intent that identifies proposed trees, shrubs, groundcovers, and mulch. Plans shall conform to the State of California Model Water Efficient Landscape Ordinance or locally adopted ordinance.
- b. Consultant shall prepare a landscape planting legend (schedule) including plant genus, species, common name, quantity, size, water use, and remarks.
- c. Consultant shall prepare applicable planting notes and details.

10.10 Irrigation Plans

- a. Consultant shall prepare irrigation plans at a scale suitable to communicate design intent that identifies proposed irrigation equipment. Plans shall conform to the State of California Model Water Efficient Landscape Ordinance or locally adopted ordinance.
- b. Consultant shall prepare an irrigation legend including manufacturer and model numbers of proposed equipment.
- c. Consultant shall prepare applicable irrigation notes and details.
- d. Consultant shall prepare irrigation Water Use Calculations.

10.11 Lighting and Electrical Plans

- a. Consultant shall prepare lighting and electrical plans at an appropriate scale including a lighting analysis for the proposed lighting improvement plan to ensure lighting is sized correctly and appropriately illuminates surroundings.
- b. Consultant shall prepare applicable lighting and electrical notes and details.
- c. Consultant shall prepare structural engineering design and calculations for the proposed light pole bases.
- d. Exclusions: Street Light Design

10.12 Dry Utility Plans

- a. Consultant shall prepare dry utility design management and consulting services relative to obtaining final designs and contracts for all park improvements. Additionally, we obtain final designs and contracts for the R20 overhead conversion to underground designs along E 8th St, E 9th St & E 10th St.

10.13 Hydrology Report

EXHIBIT A – SCOPE OF SERVICES AND FEE PROPOSAL

- a. Consultant shall provide updates to the Hydrology Assessment Technical Report, part of Task 3.06, that will include hydraulic models and calculations to support the 60%, 90% and 100% Construction Documents. The scope assumes this technical report shall be updated up to three (3) times due to the changes and revisions that may be required as part of the development of the construction documents.

10.14 Technical Specifications

- a. Consultant will prepare the Specification Special Provisions portions of the construction specifications suitable for bidding and awarding of the Contract for the improvements designed by Consultant. The specifications will be prepared in the CSI Standard format. Consultant will provide an electronic sample copy of the specifications in Microsoft Word format as follows:

60% Submittal – An outline of the specification sections to be used

90% Submittal – Complete set of specifications covering all aspects of the project

100% Submittal – Complete set of specifications, including City comments, ready to bid

10.15 60% and 90% Site Walk Review Meetings

- a. Prior the 60% design submittal, the project team shall conduct a field review with plans in hand to review the proposed site improvements to determine the conditions of the surrounding environment, discuss pertinent project information, and develop a final opinion of possible impacts, mitigation measures, and alternatives. The Consultant's Project Manager and other appropriate members of the project team, accompanied by City Staff shall participate in this effort. This field walk/review shall be repeated again prior to the 90% design submittal to confirm if any changes occurred during the design process and to ensure any changes are reflected on the final drawings.

10.16 Updated 3D renderings

- a. Consultant shall conduct a focus meeting with City staff at the 60% design level to review all architectural design details (at the same meeting as the 60% site walk). The consultant shall provide a minimum of eight to ten detailed renderings (photorealistic quality) to be provided to supplement the 60% architectural design review. The renderings will consist of bird's eye views and street views of the park and the various proposed facilities, including representative landscaping. Comments from the 60% architectural design review will be incorporated into the final design.

10.17 Opinion of Probable Construction Cost Estimate

- a. Consultant will provide an Opinion of Probable Construction Costs based on the construction documents. Quantities will be prepared for the 60%, 90%, and 100% submittals. The construction cost estimate will include bid item description, bid unit, bid quantity, unit price, and total price for each bid item. Unit costs will be based on the most current cost information from recent, similar projects compiled by Consultant using California Prevailing Wage. The final Opinion of Probable Construction Costs will be edited to become the Bid Schedule as part of the bidding documents.

10.18 Quality Assurance/ Quality Control

- a. Consultant shall provide on-going quality control reviews throughout the project process to focus on day-to-day accuracy and coordination between disciplines. Formal in-house plan reviews will occur prior to each submittal milestone. Comments received from the City or other reviewing jurisdictions will be addressed both by commenting on the plan sheets and/or by providing a summary letter on how each comment was addressed.

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Deliverables – Plans, Specifications, and engineer’s estimates shall be submitted for City review at the 60%, 90% and 100% progress levels. At each design level the consultant shall submit three (3) hard copy sets of drawings (two half size on 11 x 17 and one full size on 24 x 36), specifications, and construction cost estimates; and one (1) electronic copy of all documents (searchable pdf files). 60%, 90%, and 100% hard copy sets shall be electronically signed and stamped by the licensed professionals (based on responsibility of respective drawings) in the State of California. The final set of hard copy mylars shall be wet signed and stamped by the licensed professionals (based on responsibility of respective drawings) in the State of California. The final bid document submittal shall include one (1) full size set of Mylars, two (2) hard copies of the final bid specifications, and electronic (PDF) copies of the final drawings and specifications for bidding.

Exclusions (Can be provided as an additional scope and fee):

1. Construction Support or Management Services
2. Phase 2 or Phase 3 Environmental Audits
3. Water supply assessment
4. Street Improvement Plans
5. Street Light Plans
6. Traffic Signal Plans
7. Traffic Control Plans
8. Regulatory Permitting
9. Water Quality Management Plan (WQMP)
10. NPDES Compliance and Storm Water Pollution Prevention Program (SWPPP)
11. QSP and QSD Services
12. Geotechnical Exclusions: The proposed park project is not within a State-designated Earthquake Fault Zone. However, the project site is within a County-designated fault zone. Based on the information provided to us, we understand that new inhabitable structures (those intended for human occupancy with greater than 2,000 person hours per year) are not proposed for the planned park improvements, and therefore have assumed that a detailed fault rupture hazard evaluation will not be warranted as a part of our proposed geotechnical scope of work. We also understand that the existing Early Head Start buildings at the northeast corner of Orange Avenue and 8th Street will not be a part of the project. If inhabitable structures are planned, or if the City or County requires a fault line evaluation, then additional information will be required to develop a scope for a fault study. Fault line evaluation exploration may include trenching and/or drilling borings across proposed study areas in an effort to evaluate the location of the fault.
13. Anything else not specifically included in the Scope of Services above
14. Municipal Plan Check fees greater than \$10,000

Owner Responsibilities:

1. City shall provide access to the site.

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2. City will require any construction contractors to indemnify Consultant from any and all losses, damages, claims, expenses, including attorney’s fees, and costs arising out of the contractor's work, excepting only losses, damages, claims, expenses including attorney’s fees, and costs which are caused by the sole negligence or willful misconduct of Consultant in performing its services under this agreement. City will require that the construction contractors add Consultant as an additional insured in the comprehensive general liability, auto liability, workers' compensation and builder risk insurance coverages required by City.
3. City shall provide an up-to-date title report prior to authorization to proceed (or some other timing commitment).
4. City is to provide any and all indemnification, abatement, disposal or other actions required by local, state or federal law regarding hazardous materials.

Compensation: (See Attached Spreadsheet for hourly breakdown and billing rates)

Task 1 – Project Management	
1.01 - Kickoff Meeting	\$6,150
1.02 - Scheduling	\$2,860
1.03 - Weekly Meetings	\$26,550
1.04 - Coordination	\$64,098
1.05 - Overall Quality Assurance/ Control	\$9,586
	Task Total \$109,244
Task 2 – Data Gathering and Analysis	
2.01 - Gather data	\$5,924
2.02 - Site Visit	\$6,962
2.03 - Base Plan	\$3,362
2.04 - Preliminary BMP Assessment	\$642
2.05 - RCFC&WCD research	\$982
2.06 - Conceptual Storm Drainage	\$982
2.07 - Dry Utility Coordination	\$5,282
2.08 - Opportunities and Constraints	\$3,764
2.09 - Citizen Input	\$5,160
2.10 - Review of reference documents	\$1,614
2.11 - City Meeting	\$1,276
	Task Total \$35,950
Task 3 – Investigations	
3.01 - Aerial Topographic Mapping	\$8,276
3.02 - Record Data Map Preparation	\$6,806
3.03 - Supplemental Topographic Survey	\$5,698
3.04 - Utility Potholing and Survey Collection	\$22,324
3.05 - Geotechnical Investigation	\$16,790
Infiltration Testing	\$3,895

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3.06 - Hydrological Assessment	\$62,634	
	Task Total	\$126,423
Task 4 - Environmental Services		
4.01 - Administrative Draft IS/MND	\$20,924	
4.02 - Draft IS/MND	\$7,690	
4.03 - Responses to Comments	\$3,710	
4.04 - Mitigation Monitoring and Reporting	\$2,454	
4.05 - Approval Hearings	\$3,144	
4.06 - Notice of Determination	\$1,880	
	Task Total	\$39,802
Task 5 - Preliminary Design		
5.01 - 3D Renderings	\$13,360	
5.02 - Preliminary Demolition Plan	\$5,730	
5.03 - Preliminary Grading, Drainage Plans	\$14,832	
5.04 - Preliminary Site Improvement Plans	\$60,100	
5.05 - Preliminary Planting Plans	\$12,900	
5.06 - Preliminary Irrigation Plans	\$5,180	
5.07 - Preliminary Lighting Plans	\$12,710	
5.08 - Preliminary Dry Utility Layout	\$5,230	
5.09 - Preliminary Opinion of Cost Estimate	\$9,082	
5.10 - Design Review Meeting	\$3,360	
5.11 - City Council Presentations	\$4,304	
5.12 - Quality Assurance/ Quality Control	\$11,180	
	Task Total	\$157,968
Task 6 – Property/ Easement/ ROW		
6.01 - Title Reports	\$4,338	
6.02 - Street Vacation Review	\$2,158	
6.03 - Legal Descriptions Easements / ROW	\$13,596	
6.04 - Legal Descriptions for Parcel Merger	\$5,978	
	Task Total	\$26,070
Task 7 – Jurisdictional Coordination		
7.01 – SCE Coordination	\$590	
7.02 – BCVWD Coordination	\$7,402	
7.03 – RCDC&WCD Coordination	\$12,038	
7.04 – Utility Coordination	\$590	
	Task Total	\$20,620

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Task 8 – SCE Electrical Plan of Service	
8.01 - SCE Electrical Plan of Service	\$43,390
Task Total	\$43,390
Task 9 - BCVWD Plan of Service	
9.01 - BCVWD Plan of Service	\$9,574
Task Total	\$9,574
Task 10 – Final Design and CD's	
10.01 - Title Sheet, Bid Table, Cross Sections	\$11,750
10.02 - Demolition Plan	\$5,082
10.03 - Horizontal Control Plans	\$4,816
10.04 - Precise Grading, Drainage, Paving Plans	\$43,744
10.05 - Erosion Control Plan	\$15,180
10.06 - Signing and Striping Plans	\$14,548
10.07 - Site Improvement Plans	\$69,600
10.08 - Architectural Plans	\$4,360
10.09 - Planting Plans	\$20,040
10.10 - Irrigation Plans	\$20,040
10.11 - Lighting and Electrical Plans	\$22,260
10.12 - Dry Utility Plans	\$6,260
10.13 - Hydrology Report	\$17,916
10.14 - Technical Specifications	\$25,024
10.15 - 60% and 90% Site Walk Review Meetings	\$5,248
10.16 - Updated 3D renderings	\$6,360
10.17 - Opinion of Probable Costs	\$12,192
10.18 - Quality Assurance/ Quality Control	\$27,564
Task Total	\$331,984
SUB-TOTAL	
	\$901,025.00
Reimbursable Expenses (Allowance)	\$20,000.00
TOTAL	\$921,025.00

Reimbursable Expenses

Printing, reproduction, messenger service, postage, delivery, municipal plan check fees (up to \$10,000) and other direct expenses will be charged as an additional cost plus 15%.

Vehicle mileage will be charged as an additional cost at the IRS approved rate.