



2023-0196

February 7, 2025

Andrew Simmons  
**City of Coachella**  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Contract Amendment Request for expanded Landscape Architecture Design Services for Rancho Las Flores Park Expansion.

Dear Andrew,

Albert A. WEBB Associates (WEBB) is very excited to be part of the Rancho Las Flores Park Expansion. We feel this design has developed into a very unique opportunity for the community of Coachella.

Per our conversation after the City Council presentation on March 19, 2024, I had mentioned that we were reaching our budget limit as our fee was determined by the size of the original park site of 6.7 acres. You suggested we keep track of the overages, and once the project goes out to bid, we can provide a change order request for construction phase support. At this point in time, we have exceeded our original contract amount and would like to submit a contract amendment for the additional work. Due the addition of the Futsol court recently, we will keep those design change fees separate. Please see the attached for the current breakdown.

Sincerely,

**ALBERT A. WEBB ASSOCIATES**

A handwritten signature in black ink, appearing to read "Jeff Hutchins".

**Jeff Hutchins, PLA**  
Manager, Landscape Architecture  
951-248-4281  
Jeff.hutchins@webbassociates.com

## Section 1 Scope of Work

Albert A. WEBB Associates (WEBB) will perform the following Scope of Services for the project.

### Additional Design Services

#### 1.1 Scope of change (T&M)

We have exceeded our currently authorized budget for design services. The items listed below reflect the expansion of the original project scope due to an increase in site area and additional design tasks. These services have been completed above and beyond our original contract scope.

- **Site Expansion & Parking Lot Design**
  - Adjustments to accommodate the expanded site from 6.7 acres to 15.3 acres.
  - Design and layout of an additional parking lot along Ed Mitchell Drive.
- **Alternative Design Concept Development:**
  - Preparation of Desert-Scape Park design concept alternatives as requested by city council.
  - Development of project cost comparison for alternative design approaches.
- **City Council Presentation Preparation:**
  - Development of Rancho Las Flores Park Expansion city council presentation of materials.
  - Creation of 13 project renderings and 2 additional renderings for the Desert-Scape Park. This is 13 additional renderings above our scope of 2.
- **Planning Commission Presentation Preparation:**
  - Creation of Rancho Las Flores Park Expansion planning commission presentation.
  - Preparation of 4 additional interior renders for the café area.

#### 1.2 Additional Percolation Testing

Additional authorization was required to continue with the following services.

- Hand excavation of the percolation tests.
- Perform percolation testing in accordance with Riverside Flood Control and Water Conservation District LID BMP Handbook.
- Perform lab testing to determine grain size distributions.
- Prepare a percolation test report of the work performed.

## Section 2 Compensation for Services

As of 2/5/25, the work has exceeded our current budget by \$102,842. We expect this amount to increase by approximately \$42,000 as we attend to the 90% plan check comments and finish up the set. Currently, we have transferred our contracted fee amount of \$45,718 for Construction Phase services to Design to help with this differential. We still anticipate the original estimate for Construction Phase Services once that starts. Below is a breakdown of the fees spent

<b>Additional Services</b>	
Site Expansion & Parking Lot Design spent	\$64,792
City Council Presentation Preparation with additional renderings and desert design option	\$20,000
Planning commission Presentation Preparation	\$10,000
Additional Percolation Testing (Lump Sum)	\$8050
Less transferred fee	-\$47,718
<b>Subtotal Additional Services</b>	<b>\$55,124</b>
<b>Anticipated Services (T&amp;M)</b>	
Site Expansion & Parking Lot Design anticipated (10% of original fee)	\$42,000
Construction Phase Services	\$45,718
<b>Subtotal</b>	<b>\$87,718</b>
<b>Futsal Court change</b>	
Tennis court redesign and landscape plan updates	\$7,718
Engineering redesign	\$23,930
<b>Subtotal</b>	<b>\$31,648</b>
<b>TOTAL</b>	<b>\$174,490</b>

This proposal and budget are valid for 60 days from date of proposal.

Task budgets are estimates and may be used interchangeably as needed but not to exceed the budget total. Any additional services requested outside this scope will be provided under separate contract addenda for additional fees. Invoices will be submitted monthly based on the percentage of work completed. All invoices shall be due and payable upon receipt. If invoices remain unpaid after 30 days, work on project may cease and interest of 1.5% per month shall be charged on unpaid balances.

Charges for deliveries, printing, copying, mileage, postage, outside services, and for coordination of other services not specifically listed in the scope of work (Reimbursable Expenses), will be billed on a time and material basis, in accordance with our Schedule of Fees in addition to the amounts shown above. Checking and/or filing fees are not included in this contract, and shall be paid by the client directly to the appropriate governmental agency.