

August 5, 2026

Via email to: ASimmons@coachella.org

Andrew Simmons

Director of Public Works/City Engineer

City of Coachella

53990 Enterprise Way

Coachella, CA 92236

**Subject: Proposal for Design Phase Street Improvements and In-ground Grease Interceptor
Library Annex Building**

Dear Mr. Simmons:

This proposal is an addition to the previously contracted Design Phase A/E for City Project F-33. We are hereby submitting this proposal establishing our understanding of the additions to the scope of the professional services required and corresponding proposed compensation for those services.

Project Understanding:

As an enhancement to the services provided in the current contract referenced above, our scope will be increased to include street improvement design, in-ground grease interceptor and field investigation necessary for design.

Project will include the following additional Scope of Services:

1. Utility Locating and Mapping Services - to perform a field investigation at the site and locate the utilities within the service area (Exhibit A). **(Fee Subtotal - \$6,567)**
 - a. Provide a comprehensive Utility Investigation of the outlined area shown on Exhibit A
 - b. The purpose of this investigation is to find all utilities outlined below to quality level (QL) B per ASCE 38-02.
 - c. Exhaust any and all utility locating methods, plus "tribal knowledge", to positively identify the horizontal and vertical locations of the utility lines.
 - d. This includes utilizing the equipment listed: Electromagnetic locator (Locator); Locatable CCTV push camera. No video will be provided unless specifically included in your quote. (Push Cam) ; Ground Penetrating Radar (GPR); Locatable Duct Rodder (Ram Rod)
 - e. Deliverables
 - Utility locations along with depth estimates will be marked directly on the surface.
 - At the completion of the Utility Investigation, the deliverable will be a comprehensive 2D utility map in CAD and PDF including utility depth estimates from the surface.
 - f. Phase 1 | Utility mark out w/ water-based paint. Utility marks will remain on the site.
 - g. Phase 2 | Mapping Team will pick up the markings with the depth estimates from Phase 1. Mapping shall be completed within a reasonable time frame to assure integrity of marks.

- h. Phase 3 | Quality review with the Lead Technicians and the Mapping Team to ensure the quality of the deliverable and applicable notes.
2. Street Improvement Drawings as proposed for sidewalk improvements and utility connections. **(Fee Subtotal - \$19,480)**
- a. Prepare construction drawings for improvements in the public right-of-way directly adjacent to subject parcel shown in Exhibit B, including:
 - b. Cover Sheet
 - c. Construction Details
 - d. Existing Conditions
 - e. Grading Plan
 - f. Utility Plan / Water Improvement Plan
 - Combined utility plan will be provided including water improvements. Separate set of water improvement plans only if required will be an additional service.
 - g. Permit/Plan Check Corrections
 - Respond to and revise plans based on reasonable comments provided by AHJ.
 - Maximum of 2 rounds of corrections are included.
3. Grease Interceptor Drawings as requested for full size in-ground grease interceptor and utility connections. **(Fee Subtotal - \$2,904)**
- a. Revise Grading Plan to include the requested 750 gallon in-ground grease interceptor and connection to sewer line.
 - b. Revise Plumbing plans to include capped stub-up into the building for use by future tenant.
 - c. Revise Architectural site plan to show location of grease interceptor.

Assumptions and Exclusions:

The scope of service is limited to the specific, explicit scope statements set forth above. There are no scope items that may reasonably be assumed as implicitly included with the scope of services. This list serves only to help clarify the proposed scope of services and may not be considered a complete listing.

- Service request changes will be considered as additional services.
- Excludes environmental studies and report.
- Plan check/permit fees are not included in the services described.
- Encroachment permit applications are assumed to be the responsibility of the client.
- Construction administration support excluded from this proposal.
- Traffic Control Plans are anticipated to be by Contractor.
- As plumbing plans are already approved for permit by the City, it is assumed that this change will be allowed to be documented as part of the construction as-built set.

Fee:

We propose to provide this specific scope of services for a not to exceed fee of **\$6,567.00** for utility locating and mapping services, and **\$19,480** for street improvement drawings and **\$2,904** for addition of grease interceptor for a total of **Twenty-eight Thousand Nine Hundred and Fifty-one dollars (\$28,951.00)**.



We appreciate this opportunity to work with you. Please don't hesitate to call us at (949) 387-8500 if you require further information regarding this proposal.

Sincerely,
IDS Group, Inc.

Said Hilmy

Said Hilmy, PhD, SE, LEED AP
Principal

John Silber

John Silber, AIA
Principal Architect

cc: Shelley Sivak
Project Manager-IDS Group

[illegible]

Exhibit B:

