



October 15, 2021

Mr. Andrew Simmons, P.E.
City Engineer
53990 Enterprise Way
Coachella, CA 92236

Subject: Revisions to Avenue 50 PS&E

Dear Mr. Simmons:

Thank you for requesting KOA Corporation (KOA) to provide this proposal for updating the design plans, specifications, and estimate for Avenue 50.

PROJECT UNDERSTANDING

Plans were prepared for the improvement of Avenue 50 between Calhoun Street and Cesar Chavez Street that included undeveloped land, 6 residences, and commercial land. To reduce the cost of right of way acquisition, a concept was developed that would provide a narrower street section between Avenida De Oro and Kensington Street with modifications as follows:

- The City would like KOA to prepare a sketch that shows reduction of the section between Balboa Street and Kenmore Street, and narrowing of sidewalks, bike lanes, travel lanes, and gutters to fit with the existing right of way.
- Drainage design will be addressed through construction of dry wells, and utilizing the existing drainage system, modified to accommodate the change in curb alignment east of Balboa Street.
- New section will be 4' sidewalks, 24" C&G (18" gutter), 3.5' bike lanes. 4 – 11' lanes, 3' median. = 66'
- Widen median at west Jiffy Lube driveway by using reverse curve instead of taper to allow a median refuge for left turn vehicles out from Jiffy Lube.
- We will utilize lot taken east of Kenmore as a parking lot for Jiffy Lube as well as provide them with parallel parking or angle parking in lieu of the head in parking they have now. Perhaps we can do a land swap instead of paying for acquisition. KOA will prepare a parking lot design and layout.
- Two houses will still need to be purchased. The property on the southwest corner of Balboa and Avenue 50 is currently on the market. KOA will reach out to Epic and instruct them to proceed with acquisition.
- The property on the southeast corner of Calhoun and Avenue 50 is being developed and will go to construction before Avenue 50, so they will construct all the improvements adjacent to their property. They have requested the City to move forward with acquisition of right of way from the property east of theirs, so they have adequate room for roadway width and drainage transitions.



- Because construction east of Avenida De Oro will not occur on the north side of the street, additional easement descriptions will need to be prepared and additional coordination with utility companies will need to occur.
- KOA will incorporate these changes. Initially, we will prepare an exhibit for presentation to the City Manager. If that is accepted, then revisions will be made to PS&E. We anticipate changes to 37 sheets. Also changes to the specs, quantities, and estimate. The schedule will be revised to have plans ready for construction next fall.

SCOPE OF SERVICES

The scope of services needed to modify the plans, specifications, and estimate include:

1. Modify the plans from Calhoun Street east approximately 1500 feet to show all improvement to the south half of the roadway as existing rather than proposed. These improvements will be constructed by others. Modified plan sheets will include:
 - Typical Section sheet (1)
 - Demolition sheets (2)
 - Plan and Profile sheets (3)
 - Median sheets (4)
 - Intersection Detail sheet (1)
 - Traffic Signal sheet (1)
 - Signing and Striping sheet (2)
 - Lighting sheet (1)
 - Erosion control sheet (2)
2. Modify the plans from Avenida De Oro east to Cesar Chavez Street to reduce the roadway section width to fit within the right of way. Modified plan sheets will include:
 - Title Sheet (1)
 - Typical Section sheet (1)
 - Demolition sheets (2)
 - Plan and Profile sheets (3)
 - Median sheets (3)
 - Drainage sheet (1)
 - Intersection Detail sheets (4)
 - Traffic Signal sheet (1)
 - Signing and Striping sheet (1)
 - Lighting sheet (1)
 - Erosion control sheet (2)
3. Modify the quantities and cost estimate. It is anticipated that the cost estimate will change for 39 items.
4. Modify the specifications to correspond to the plan changes.
5. Landscaping sheets will need to be modified to address the deletion of work from the plans, specs, and estimate, and for the narrowing of the roadway section east of Avenida De Oro.
6. The changes in the project limits will result in the need for preparing temporary construction easements in lieu of right of way acquisition descriptions. Also, additional right of way descriptions will need to be prepared for the replacement of existing sidewalk currently located on private property on the corners of Avenida De Platina. This will require preparation of 4 right of way acquisition descriptions and 8 temporary construction easement descriptions.



FEE

KOA Corporation will perform the work specified in the scope above based on the following fee summary.

FEE FOR AVENUE 50 PLAN REVISION								
TASK NUMBER	SR ENGR II	SR ENGR I	SR. ASSOC ENGR I	ASSOC ENGR I	SR ADMIN	TOTAL HOURS	SUBCONSULTANT COSTS	TOTAL COSTS
	\$215.00	\$180.00	\$130.00	\$115.00	\$80.00			
1. Revisions for Calhoun east 1500' (17 sheets)	2	2	8	32	2	46		\$5,670.00
2. Revisions for Avenida De Oro east (20 sheets)	20	24	40	120	2	206		\$27,780.00
3. Revisions to Quantities and Estimate (39 items)	2	2	12	40		56		\$6,950.00
4. Revisions to Specifications	6	12			2	20		\$3,610.00
5. Revisions to Landscaping Plans						0	\$6,320.00	\$6,320.00
6. Prepare 4 Permanent & 8 Temporary Descriptions						0	\$19,200.00	\$19,200.00
QAQC	10							\$2,150.00
TOTAL	40	40	60	192	6	328	\$25,520.00	\$71,680.00

SCHEDULE

We anticipate this project will take four months to produce.

PROJECT ASSUMPTIONS

Our proposal was developed on the following understanding of the project.

- The City will conduct a single review at 90% and 100% plans and will provide comments following the review.

Please let me know if you have any questions or comments regarding our proposal and we can discuss it at your convenience. Thanks for this opportunity!

Sincerely,

Charlie Schwinger, P.E., T.E.
 Managing Director
 KOA CORPORATION