

16007011P

February 1, 2024

**Mr. Gus Papagolos, Project Manager**  
**City of Lake Elsinore**  
130 S Main Street  
Lake Elsinore, CA 92530

**PARKING LOT AT CITY PARK**

Dear Gus:

***Engineering Resources of Southern California, Inc. (ERSC)***, is pleased to provide this proposal for design and preparation of contract and supporting documents for the City Park parking lot. ERSC understands that the City of Lake Elsinore intends to increase the public parking capacity for the near-by historic downtown Main Street area and City Park and is proposing to construct a parking lot on City owned property adjacent to City Park, at the intersection of Library Street and Line Street. The property is located between Library Street and Limited Avenue west of City Park and occupies Assessor's parcel 374-270-011.

Existing surface features observed are limited and include a small masonry wall along the east edge, deteriorating fencing associated with residential properties along the west edge, and limited vegetation (mature trees) near Library Street. The site is underlain by a significantly larger sewer line operated by the Elsinore Valley Municipal Water District (EVMWD) and one large manhole is present near the middle of the property. In general, site grades are gentle and trend from the west toward City Park. There are manufactured slopes along the west edge of the project site near Limited Avenue into the site and will impact site grading.

ERSC understands that the City intends to maximize available parking at the site. In general, ERSC's Scope of Work will include preparation of construction documents (plans and specifications), demolition plan, erosion control plan, engineer's cost estimate, hydrology report, and a Water Quality Management Plan (WQMP, per Santa Ana Regional Water Quality Control Board Order No. R8-2010-0033). Unless disputed by the City, ERSC intends to use grading and pavement section recommendations from a similar nearby project.

Based on public documents and a site visit, ERSC believes the project is constructable as envisioned by the City. However, there are certain issues that will affect how ERSC approaches the conceptual (30%) and final design of the proposed parking facility. These include grading, the Lakeshore Trunk Sewer, and water quality documentation. These issues are discussed in detail below.

**GRADING** – As indicated above, the site is characterized by gently sloping terrain except along the west edge at the north end where a manufactured slope exists. This creates two potential issues for resolution during grading design, site drainage and protection of uphill properties along the northwest

portion of the site. Site drainage will likely be mitigated through the design of surface facilities along the parking lot/park interface. Design of these facilities requires coordination with park access and design of the best management practices included in the Water Quality Management Plan (WQMP).

**LAKESHORE TRUNK SEWER** – The Lakeshore Trunks sewer is a 54-inch sanitary sewer that flows from north to south across the center of the site. The existing sewer is significantly deep across the site and includes a single manhole. The manhole itself is a large diameter structure and includes an 8-foot square concrete surround. ERSC will coordinate with the EVMWD to determine any restrictions related to grading activities above the pipe and appropriate mitigation for any impacts to the existing manhole structure. Please note that drawing number M5492 for the existing sewer indicates two additional 24-inch diameter sewer lines in the vicinity of the project site. These lines do not impact the site or cannot be verified through EVMWD records.

**WATER QUALITY DOCUMENTS** – The project is subject to the requirements of various water quality permits issued by the Santa Ana Regional Water Quality Control Board for construction activities and post-construction site management. These requirements include preparation of a Stormwater Pollution Prevention Plan (SWPPP) for construction activities and a Project Specific Water Quality Management Plan for post construction site management.

This site is not large enough to require preparation of a SWPPP but will require the development of an erosion control plan. However, the site does require the preparation of a WQMP because the parking lot qualifies as a Priority Project as defined by the Guidance Document for the development of WQMP's in this Santa Ana Region. Further, the required WQMP must meet the treat and release standards included in the Guidance Document due to its location in the watershed tributary to Lake Elsinore. This limits treatment options to bio-retention and has the potential to introduce a small pump station to the design pump station. If this is the case, ERSC will rely on Pacific Southwest Industries, a local vendor, to provide a package pump system for the discharge of treated runoff.

## **SCOPE OF WORK**

ERSC expects the following to be necessary to achieve the desired result:

### **Existing Utilities and Boundary Research**

- Acquire available public land records.
- Acquire available utility records.
- Commission preparation of a Preliminary Title Report.

### **Boundary and Topographic Survey and Base Sheet**

- Prepare office calculations and record boundary.
- Conduct boundary and topographic survey.
- Reduce survey data.
- Develop project base sheet.

### **30% Design Submittal Deliverables:**

- Conceptual parking lot layout.
  - Layout parking stalls.
  - Layout site geometrics.

- Layout drainage concept.
- Layout BMP location.
- Layout landscaped areas concept.
- Layout ingress/egress .
- Begin layout of other site features.
- Demolition Plan.
- Utility coordination.

60% Design Submittal Deliverables:

- 60% drawings (plans and specifications).
  - Advance plans preliminary level detail.
  - Preliminary grading design.
  - Retaining wall design.
  - Incorporate any comments.
- Preliminary Engineer's Estimate.
- Erosion Control Plan.
- Preliminary Hydrology Report.
- Preliminary WQMP.
  - Pump station design.

90% Design Deliverables:

- 90% drawings (plans and specifications).
  - Incorporate any modifications/comments.
- Engineer's Estimate.
  - Incorporate any modifications/comments.
- Hydrology Report.
  - Incorporate any modifications/comments.
- WQMP.
  - Incorporate any modifications/comments.

100% Submittal Deliverables:

- 100% Drawings: Plans, Specifications and Estimates.
  - Incorporate any comments.
- Final Hydrology Report
  - Incorporate any comments.
- Final WQMP
  - Incorporate any comments.

Project Management and Meetings

- Coordinate design with City and outside agencies.
- Attend meetings as required.
  - Prepare meeting agenda and minutes.
- Establish and manage project control.

**SCHEDULE**

ERSC will provide a Project Schedule upon receipt of a notice-to-proceed.

**FEE ESTIMATE**

The fees and charges associated with the completion of the proposed, Scope of Services are as follows:

Existing Utilities and Boundary Research .....	\$ 2,500
Boundary/Topographic Survey & Base Sheet .....	\$ 16,760
30% Submittal (Conceptual).....	\$ 21,110
60% Submittal .....	\$ 25,590
90% Submittal .....	\$ 20,100
100% Submittal .....	\$ 7,350
Project Management and Meetings.....	\$ 2,850
Reimbursable Expenses .....	\$ 1,500
<b>Total .....</b>	<b>\$ 97,760</b>

Please note, reimbursable expenses include fees for the acquisition of a preliminary title report and design of a stormwater pump station as part of the WQMP.

Exclusions to this proposal include a storm water pollution prevention plan, environmental documents, special studies, geotechnical engineering, traffic engineering, street plans, supplemental cross sections, traffic control plans, horizontal control plans, site and street light plans, water and sewer plans, utility potholing, landscape architecture, architecture, geotechnical engineering, coordination of dry utilities, coordination with regulatory agencies (i.e. CDFW, USACOE), regulatory permits, agency submittal fees, r/w dedication documents, permits and permit fees and post design services

If you have any questions regarding this proposal, please give me a call at (909) 890-1255, x103 or email me at [matt@erscinc.com](mailto:matt@erscinc.com).

Respectfully yours,

Matt Brudin

Electronically signed 02.01.2024.

**Matt Brudin, P.E.**

Principal

MB/mb