

16007012P

June 19, 2024

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

CITY OF LAKE ELSINORE – NEW LIBRARY

Dear Gus:

Engineering Resources of Southern California, Inc. (ERSC), is pleased to provide this proposal for conceptual design and preparation of contract and supporting documents for a new public library. ERSC understands that the City of Lake Elsinore intends to construct a new public library and parking coupled with botanical garden at the intersection of Main Street and Sumner Avenue. The library and botanical garden will be located south of Sumner Avenue between Main Street and Spring Street and the parking facilities will be located on the southwest corner of Spring Street and Sumner Avenue.

Existing surface features observed are limited and include paved streets on Spring Street, Sumner Avenue and Main Street. These public improvements include curb, gutter and sidewalk on the west side of Main Street, the south side of Sumner Avenue and the east and west sides of Spring Street. Otherwise, the location is dominated by native grasses and vacant ground. The specific location of the proposed facilities and improvements are described below.

- The library is located on the southwest corner of Main Street and Sumner Avenue.
- The Botanical Garden is located on the southeast corner of Spring Street and Sumner Avenue.
- The parking facilities are located on the southwest corner of Spring Street and Sumner Avenue.

In general, ERSC's Scope of Work will include preparation of conceptual designs and construction documents (plans and specifications), utility plans, erosion control plan, engineer's cost estimate, hydrology report, stormwater pollution prevention plan, and a water quality management plan (WQMP, per Santa Ana Regional Water Quality Control Board Order No. R8-2010-0033). Unless otherwise indicated by the City, we have assumed the City will provide topography for areas included in the 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 facility. These include grading, layout of parking facilities and water quality documentation. These issues are discussed in detail below.

GRADING – The site is characterized by generally flat terrain except along the easterly edge of the evacuation channel. Based on our conversation, it is our understanding that the City intends to raise the

library site and the location of the botanical garden should be graded to sheet flow to the west. Further, the parking facilities located west of Spring Street will be graded to flow southerly so drainage can enter the evacuation channel via existing surface facilities. Raising the site will require import. Import for this project will be provided from the City Hall project and potentially the parking project at City Park.

PARKING FACILITIES – The project is subject to the parking requirement outlined in the City of Lake Elsinore Municipal Code Section 17.148. There is no specific requirement identified for libraries. Therefore, the required number of parking stalls is unknown at this time. Parking ratios or area requirements will be investigated during the 30% Design Phase.

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.

The required WQMP must meet the treat and release standards included in the Guidance Document due to the project location in the watershed tributary to Lake Elsinore which limits treatment options to bio-retention. As discussed, the site will likely require two separate bio-retention facilities. One located on the east side of Spring Street to serve the library and botanical garden, and another located between Springs Street and the evacuation channel to serve the parking area. In addition, there is also the potential for one, or both, of these facilities to require a small pump station. The need for pumping facilities will not be known until we get into the final design.

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.

Base Sheet

- Review survey data prepared by DJI.
- Develop project base sheet.
 - Existing Utilities
 - Other Existing Improvements

30% Design Submittal Deliverables:

- Conceptual Grading Plans
 - Layout site geometrics.
 - Layout drainage concept.
 - Layout BMP location.
 - Layout ingress/egress.
 - Staff and Accessible Parking
 - Begin layout of other site features.

- 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.
- Utility Plan
 - Potholing
 - Coordination with Elsinore Valley Water District.
- Fire Protection Plan.
 - Fire Flow Test
- Erosion Control Plan.
- Preliminary Hydrology Report.
- Preliminary WQMP.
 - Pump station design.
- Preliminary Storm Water Pollution Prevention Plan
- Preliminary Engineer's Estimate

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.
- Storm Water Pollution Prevention Plan
 - 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	\$ 2,500
Base Sheet.....	\$ 3,760
30% Submittal (Conceptual)	\$ 25,110
60% Submittal	\$ 32,840
90% Submittal	\$ 28,350
100% Submittal	\$ 7,350
Project Management and Meetings	\$ 4,850
Reimbursable Expenses	\$ 12,625
Total	\$ 127,385

Please note, reimbursable expenses include fees for the following items:

Potholes (Limited to 5): \$10,000
Preliminary Title Reports (2 parcels): \$,1500
Fire Flow Test (EVMWD): \$125
Misc Expenses: \$1,000

Exclusions to this proposal include 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 (except services and laterals), landscape architecture, architecture, 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.

Respectfully yours,

Matt Brudin

Electronically signed 06.19.2024.

Matt Brudin, P.E.
Principal

MB/mb