



DAVID EVANS
AND ASSOCIATES INC.

November 14, 2024

Rick De Santiago
Public Works Manager
City of Lake Elsinore
Corporate Yard
521 North Langstaff St.
Lake Elsinore, CA 92530

SUBJECT: PREPARATION OF CONSTRUCTION DOCUMENTS FOR MAIN STREET IMPROVEMENTS IN THE CITY OF LAKE ELSINORE

Dear Rick,

On behalf of David Evans and Associates, Inc. (DEA), we are pleased to provide you with a proposal for design services for streetscape improvements on Main Street. The limits of work are shown on the attached exhibit.

DEA has prepared conceptual plans for the proposed improvements and those plans will be used as a basis for the design of this project. The base sheets will be prepared using DEA survey data gathered as a part of the conceptual plan preparation, supplemented by City plans for the sidewalk ramp/conduit project and the Civic Center project.

Please note plans for the gateway structures are part of a separate proposal as that project will be packaged and bid separately from the remainder of the work as previously discussed with you.

DEA proposes the following scope of services and fees:

Task 1 - Field Investigation and Base Sheets

A site visit by two DEA team members (civil and landscape) along with City staff will be conducted to review the proposed improvements in the field. Constructability issues will also be evaluated during the site visit. The conceptual plan will be compared to field conditions with the intent of making any necessary adjustments to the base sheets prior to beginning preparation of construction documents. This is a critical step to minimize revisions to the construction document package. Base sheets, using the City's template, will be developed at 20 scale, and used for the preparation of project plans. Soil samples will be taken for testing during the site visit as required under MWEL0.

Deliverables – Base sheets

Meetings – One at site, two virtual

Task 2 - Geotechnical Investigation

Geotechnical field investigation and report including recommendations for streetlights, a gateway arch at Sumner Ave., monuments at Lakeshore Dr. (construction documents for the arch and monument are part of a separate construction document proposal) and sidewalks will be provided. See attachment for detailed scope description.

Deliverables - Geotechnical report containing investigation data and recommendations for design features.

Meetings – None.

Task 3 - Construction Documents

- Demolition Plans - These plans will indicate the limits of removal of existing features needed for construction of the proposed improvements. This would include, but not be limited to: sidewalks, site furnishings, streetlights, plant material and irrigation equipment. The demolition plans will also identify items to be protected in place and items to be removed that are to be turned over to the City.
- Civil Plans - Prepared by DEA. See attachment for detailed scope description.
- Electrical Plans - See attachment for detailed scope description.
- Planting Plans - Plans show the location of plant material and will include a plant legend indicating the botanical and common names, quantity, size, and remarks. Details will also be provided.
- Irrigation Plans - The plans will indicate the layout of the irrigation system, the point of connection, backflow prevention method, pressure regulation (as necessary), and equipment size and type in the irrigation legend. The design plans will be fully compliant with AB1881. Details will also be provided.
- Supplementary Specifications - City to prepare specifications for project, DEA to provide the following supplementary materials: 1) Bid item descriptions/quantities and, 2) Technical specification appendices for vendor provided items such as lighting, site furniture, etc.
- Estimate of probable construction costs - Project elements will be quantified and estimated to the greatest extent possible; when necessary, lump sum estimates will be used. This estimate will be revised throughout the project from the 60% submittal onward.

Deliverables - 20 scale plans submitted at 60%, 95% and 100%, one revision to 100% plans based on City comments, technical specifications, estimate of probable cost.

Meetings – Two in person meetings, seven virtual meetings

TOTAL FEE - \$318,100 (Including reimbursables \$319,100)

Assumptions

1. Existing water and electrical services will be used in their current locations and no new water or electrical service points of connection will be added to the project site as a part of this work.

2. Construction documents for this project will be designed to integrate with the approved Main Street improvement plans.
3. Existing survey data has been evaluated and at this time we believe no additional survey work will be required, and therefore, no survey work is included in the scope of this proposal.
4. Sleeves exist and can be re-used for this project at street crossings.

Exclusions

1. Technical specifications beyond what is noted in this proposal
2. Plans for Gateway structures (see separate proposal)
3. Outside agency plan submittal and revisions
4. Structural calculations for street lights (to be provided by vendor)
5. WQMP/SWPPP/SWPPP Permitting/Erosion control plans
6. LID Compliance
7. Bidding/construction support
8. As-built drawings

Reimbursable Items – \$1,000 (for budgetary purposes)

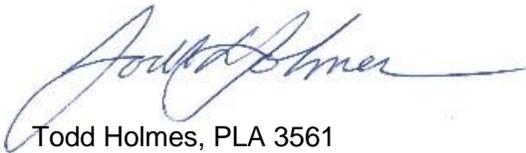
Items such as reproduction/ plotting services, mileage, and delivery costs (Federal Express, UPS, etc.) are considered reimbursable expenses and will be charged at actual cost plus 10%.

Any service requested that does not fall within the scope of services listed, or any duplication of work due to changes desired by the City of Lake Elsinore, will be performed on an “Extra Services” basis and negotiated accordingly.

Our DEA team is available to begin work immediately following the issuance of a notice to proceed. Should you have any questions or comments regarding this proposal, please feel free to contact me at (909) 561-7362. We would be happy to adjust the scope as needed to ensure we provide a level of service that is consistent with your needs.

Sincerely,

David Evans and Associates, Inc.



Todd Holmes, PLA 3561
Associate



Kim S. Rhodes, PLA 3867
Vice President

Attachments:

- A: Main Street Conceptual Plan
- B: Geotechnical Scope of Work
- C: Electrical Scope of Work
- D: Civil Engineering Scope of Work



ATTACHMENT C
2024 04 01 DEA Proposal - Main
Street Construction Documents

Date: March 1, 2024

Company: David Evans and Associates, Inc.
4141 E. Inland Empire Blvd, Suite 250
Ontario, CA 91764

Attention: **Todd Holmes**

Subject: **Lake Elsinore Main Street Lighting**
Our Proposal #P-2416728

PROJECT SCOPE

Provide Construction document design and specifications for Lake Elsinore Main Street Lighting located in Lake Elsinore, CA. Scope is to provide new street and pedestrian lighting along Main Street which will include bollards. Existing services will be reused when possible and new designed when required. Street lighting will be done to City standards. Location of underground utilities will be assumed to be as shown on City Street Improvement plans.

PROJECT ASSUMPTIONS

- 1) Proposal based on drawings/SOW/RFP dated 02/06/24
- 2) Design Phases: 50%CD, 100%CD
- 3) The following existing systems and equipment will be reused:
 - a) Electrical service when available
- 4) Dry utility coordination will be handled by:
 - a) Power: Design West Engineering
- 5) Code cycle: 2022
- 6) Construction and Bid support is not included, shown as optional

SERVICES INCLUDED

- 1) (1) Pre-design site visit for verification of existing conditions
- 2) (5) Virtual conference/coordination meetings
- 3) Electrical specifications provided in book format
- 4) Licensed Professional Engineers stamp and signature
- 5) Review of quantities and scope within construction cost estimates provided by Landscape architect
- 6) Estimate of probable construction cost
- 7) Electrical site plan including the following:
 - a) Site lighting layout, circuiting, and control wiring diagram
 - b) Point by Point of site lighting foot candle levels per IES Standards. Photometrics will take into account existing obstruction of lighting such as tree's

- c) Site raceway system, vault/pedestal locations and sizes, meter location/requirements, transformer pad locations
 - d) Schedule of lighting fixtures
 - e) Coordination with existing electrical service
 - f) New service entrance and main meter sections design
 - g) Single line diagram
 - h) Load schedules
 - i) Panel schedules
 - j) Voltage drop calculations
- 8) Utility Coordination including the following:
- a) Electrical utility coordination including the following:
 - i) Coordination of power service with serving utility
 - ii) Completion of all paperwork and plan submittals with power company
 - iii) Site meeting with power company
- 9) Deliverables as follows:
- a) Progress sets per Design Phase under Project Assumptions - .pdf electronic files
 - b) For submission/re-submission (limited to ONE) to Plan Check - .pdf electronic files
- 10) Plan Check and Permit support services:
- a) Completion of City plan check comments

OPTIONAL SERVICES

- 1) Bidding support services:
 - a) Provide response to RFIs to Architect
 - b) Provide clarifications and revisions to drawings and/or specifications when required
- 2) Construction administration support services:
 - a) Provide response to RFIs to Architect
 - b) Review and return to the Architect, shop drawings and submittals
 - c) Construction phase meetings/site visit(s) including
 - d) Site visit with final "punch list"
 - e) Prepare required project close reports and documentation
 - f) Prepare As-Built/record drawings based on contractor notes and redlines

SERVICES NOT INCLUDED

- 1) LEED Documentation, Credit Analysis or Credit Templates
- 2) Commissioning and/or Energy Code acceptance testing services
- 3) Documenting existing Electrical systems beyond major components. Major components consist of Electrical equipment. If accurate As-Built or record drawings are not provided, and additional time is required to verify size and location of lighting and electrical wiring, additional fees will be required.
- 4) Background generation
- 5) Upgrade to existing electrical service or panelboards due to inadequate capacity or condition
- 6) Site improvements
- 7) Project meetings, construction site visits, or recurring coordination meeting conference calls beyond those listed in scope
- 8) Revisions to our plans after plan check approval due to changes in design, such as floor plan and site



- plan modifications, or additional scope changes
- 9) Calculation of plan check and/or building permit fees or payment thereof
 - 10) Delivery of plans to City or County agencies
 - 11) Printing of additional sets of drawings other than listed in scope
 - 12) Material and equipment take-offs for bidding
 - 13) Construction contract bid negotiation process
 - 14) Electrical services for building other than those listed in scope of work
 - 15) Preparation of multiple drawings or drawing set for separate construction phasing unless specifically indicated in Project Scope or Services Included
 - 16) Sub-contracts with any other consultants such as Structural Engineers, or Architects for out of scope work such as equipment platforms and support or site lighting pole base calculations
 - 17) Verifying locations of existing underground utilities which transit the site
 - 18) Design of solar photovoltaic systems and energy storage systems and calculations
 - 19) Special effect lighting systems such as Theatrical lighting
 - 20) Temporary power design
 - 21) Load monitoring of existing electrical systems or circuit tracing of existing circuits and feeders
 - 22) Selection and locations of public street lighting, traffic control, street improvements and offsite utilities
 - 23) Measurements of lighting levels post construction
 - 24) Arc flash hazard analysis and protective device coordination study
 - 25) Application or documentation for rebate program(s) other than listed in scope
 - 26) Any coordination or permit application/acquisition for local department of transportation and/or any other agency not shown in the "inclusions" portion of the Scope of Work
 - 27) Low voltage systems design and equipment specifications including the following:
 - a) Voice/Data, Network and Intercom systems
 - b) CCTV and Cable television systems
 - c) Building and site Fire alarm system
 - d) Security and Access Control systems
 - e) Audio/Video and Music/paging systems

DRAWING DESIGN FORMAT

Software used to for construction drawings will be based on the following:

AutoCad® version 2020 or later

PROVIDED BY CLIENT

- 1) Record drawings of existing MEP systems
- 2) Project street address
- 3) Computer drawings files and associated support files as well as drawing format requirements
- 4) Catalog cuts of specific fixtures or equipment requested by your office or owner
- 5) Requirements of all equipment specified by your office and/or other consultants to be connected to electrical service
- 6) Format for book form specifications including font type, header and/or footer layout
- 7) Name, address and telephone number of any available project contacts (i.e. additional consultants, plan check, owner's representative)
- 8) Restrictions or requirements to the property put in effect through conditional use permits or other



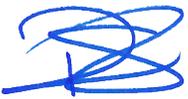
- likewise attachments to this property
- 9) Billing schedule for invoicing if specific requirements apply
- 10) 30-Day load recordings for requested electrical panels intended to be reused and 12 months of electric utility bills for verification of existing peak demand on main service
- 11) Civil CAD file with overhead and underground utilities shown
- 12) PDF and CAD files of required drawings such as electrical, communications and civil

FEE & TERMS AND CONDITIONS

Refer. to separate document for these items.

We appreciate the opportunity to work with you on this project. We look forward to your response.

Respectfully,



Roy Morales

DESIGN WEST ENGINEERING

Accepted by (Sign): _____

Accepted by (Print): _____

Date: _____

Client Job Number: _____

DWE Proposal Number: P-2416728

Bill To: (If different from client listed on proposal)

Company: _____

Name: _____

Address: _____

Email: _____

Phone: _____

