

16007009

October 28, 2023

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

CITY OF LAKE ELSINORE CITY HALL - REQUEST FOR ADDITIONAL AUTHORIZATION NO. 4 – SITE GRADING AND UTILITY COORDINATION

Dear Gus,

Per our recent conversations, it is our understanding the City has acquired the building located on Main Street directly south of the three parcels that make up the current site of the new city hall building. As a result, STK Architecture, Inc. (STK) has modified its drawings to provide a building that encumbers the previous three parcels and the current acquisition. The acquisition of the additional parcels allows for a reduction of the east/west dimensions of the building such that construction will only minimally impact the existing alley on the east of the site. As a result, the following services are no longer necessary:

1. Coordination with So Cal Gas related to a gas line relocation.
2. Coordination with Elsinore Valley Municipal Water District related to the relocation of an existing sewer and potentially the construction of the proposed waterline in the alley.
3. Redesign of the existing alley to accommodate building construction.

As discussed, we are currently investigating the relocation of the DCDA and fire department connection and the domestic water service to a location on the south side of Graham Avenue. IF this location is deemed acceptable by the City Fire Marshall, the proposed waterline in the alley will also be eliminated.

Based on our review of preliminary building plans provided by STK, we have determined that the deletion and addition of information is required on the demolition and grading plans to provide for the construction of the new city hall building. In addition, there are required modifications to the water and sewer plans and the modification of the water quality management plan. This request also includes time previously expended on support for the relocation of the SCE facilities in the alley east of the proposed building.

We anticipate providing the following services.

Precise Grading Plans

1. Deletion of demolition of the east half of the existing alley and addition of demolition across the building frontage on Main Street Graham Avenue from the face of the building to the back of the curb.
2. Redesign along the rear of the revised building footprint to provide access and drainage.
3. Redesign of grading along the alley to accommodate future construction of parking east of the alley. The parking lot east of the alley will not be constructed with the current project.

4. Redesign of parkway improvements and curb ramps along Main Street and review and analysis of sidewalk grades along Graham Avenue to verify compliance with accessibility requirements. Design in these areas will provide accessibility in compliance with Chapter 11 of the California Building Code.
5. Provide coordination with STK Architecture Inc. throughout the redesign process.

Water Quality Management Plan

1. Evaluation of the most viable treatment methods usable within the limits of the project site.
2. Modification of the project specific Water Quality Management Plan to delete the proposed parking in the existing alley and add the new building footprint and the area across the project frontage of Main Street including, but not limited to, the project description, design control volume and design flow calculations, BMP calculations, and redesign of the WQMP site plan.

Utilities

1. Prepare and submit a revised Due Diligence meeting request form to EVMWD. Process revised drawings for review and approval by EVMWD.
2. Modify sewer and water plans to accommodate a sewer connection in Main Street and eliminate the sewer and water reconstruction in the alley. Relocate the DCDA, PIV, fire department connection, and fire hydrant and domestic water supply to the south side of Graham Avenue.
3. Redesign piping to the point of connection for the fire supply line and domestic water connection per current Plumbing Plans.
4. Coordination with and support of City staff and SCE related to the undergrounding of the existing facilities in the alley east of the project.
5. Project management and coordination.

ERSC will provide project coordination and management throughout the redesign process.

Deliverables

- Revised Demolition, Grading, and erosion control Plans.
- Revised and restated Water Quality Management Plan.
- Revised Water and Sewer Plans.
- CADD files for use by SCE.

Fee Estimate

Fees and charges associated with the prosecution of the precise grading and erosion control plan set are \$44,032.

If you have any questions or comments regarding this proposal, please give me a call at (909) 890-1255.

Respectfully,

Matt Brudin

Signed electronically 10.28.2023

Matt Brudin, P.E.
Principal
MB/mb