



DAVID EVANS
AND ASSOCIATES INC.

February 7, 2023

Rick De Santiago
Public Works Manager
City of Lake Elsinore
Public Works Department

SUBJECT: REVISED PROPOSAL TO PROVIDE CONCEPTUAL DESIGN SERVICES FOR THE MAIN STREET CORRIDOR MASTER PLAN IN THE CITY OF LAKE ELSINORE

Dear Rick:

On behalf of David Evans and Associates, Inc. (DEA), we are pleased to provide the City of Lake Elsinore with a comprehensive proposal for the Main Street Corridor Master Plan project. We understand the intent of the project scope of services and our team is extremely well qualified to assist in providing long term vision, theming, and a "sense of community" to the project area.

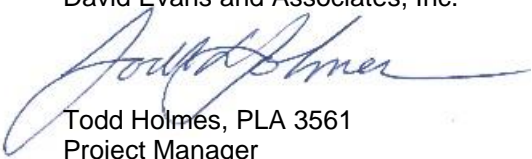
We have been involved in several streetscape and corridor improvement projects that are similar to the Main Street project. These projects require careful collaboration with stakeholders to gain an understanding of the project requirements. Through this collaborative process, the design theme will be developed for the gateways, landscape and hardscape improvements, and the selection of other amenities such as site furnishings. Each of these elements will be designed to provide identity and style to an otherwise 'ordinary' roadway. We understand that a new City Hall will be a key feature of the corridor and we look forward to incorporating that building, as well as any other new facilities, into the master plan.

DEA has been involved in providing "visioning" and establishing the theme and character of many Southern California vehicular corridors. Our multi-disciplinary team works closely to ensure that function and form are achieved during the design process; a true benefit of the DEA approach that is a result of effective internal communications between our landscape architects, engineers, planners, and surveyors. The majority of our projects include various aspects of design including facilitation at community workshops, conceptual and final design, bid assistance and construction administration.

During the conceptual planning process, we anticipate requiring the efforts of only one subconsultant, Hunt Design, to assist with gateway development. They have been our design partner for the transportation art for both Railroad Canyon Road as well as the Main Street interchange at the I-15 and are therefore very familiar with the corridor.

We thank you once again for this opportunity and we look forward to sharing our ideas with you and hopefully moving forward as soon as possible.

Sincerely,
David Evans and Associates, Inc.



Todd Holmes, PLA 3561
Project Manager



Kim S. Rhodes, PLA 3867
Vice President / Landscape Architect

Project Scope Summary

Our understanding is that the goal of the Main Street Corridor Master Plan Project is the construction of streetscape enhancements throughout this unique one mile corridor that will create a true “sense of place” – a vibrant, unique corridor that successfully incorporates existing conditions and proposed improvements. Implementing aesthetic aspects of the Downtown, as well as functional aspects of properties yet to be developed will assist the team in creating a “complete street” – one that encourages a true sense of place, economic development, beautification, facilitates transit, and provides safe pedestrian and bicycle use to the fullest extent possible.

Based on our discussions with you, we understand that the project limit of work lies between the I-15 / Main St. interchange and Lakeshore Drive. The intent is to provide consistent types of street trees in sections of the corridor. This will require removal and replacement of many of the existing trees. In addition, shrubs and groundcover will be removed and replaced as well as the existing irrigation systems. The existing site furnishings and raised planters will be preserved and additional structural amenities will be added within the corridor including two entry gateway arches, street lighting and other features. The conceptual master plan may also address short sections of streets intersecting Main Street.

We have designated five separate areas where improvements will occur:

Area 1 - I-15 to Sumner Avenue

This area includes the removal of Magnolia trees and groundcover in the parkway. Canary Island Palms will be incorporated as the dominant street tree / palm (approx. 20' BT height). No sidewalk modifications are anticipated.

Area 2 - Sumner Avenue to Heald Avenue

Existing Magnolia trees and groundcover will be removed in the parkway. Although palms will not be included in the area, a new street tree type will be incorporated. Sidewalk modifications between Franklin St. and Heald Avenue will be addressed to create areas for street trees and shrubs. This area will also feature an entry gateway arch.

Area 3 - Heald Avenue to Sulphur Street

Existing Sycamore trees and understory shrubs will be removed and replaced with a new street tree type along with new groundcover and shrubs - all which will be California-friendly, drought tolerant plantings. The new City Hall will be incorporated in the proposed improvements in addition to considering repurposing of the existing outdoor spaces near the current City Hall. Standard galvanized sign posts and other features will be upgraded as needed to match the established aesthetics of this section of the corridor.

Area 4 - Sulphur Street to Library Street

The design team will consider extending components of Area 3 into the east end of this portion of the streetscape. Existing palms will be replaced with new Canary Island Palms. Existing sidewalks will be modified to create new areas for proposed trees and shrubs. Curb and sidewalk will be proposed where needed. Modifications to the park frontage will be considered while maintaining visibility into and out of the park.

Area 5 - Library Street to Lakeshore Drive

Existing palms and shrubs will be removed and replaced with Canary Island Palm and new parkway shrubs. Curb, sidewalk and a landscaped parkway will be incorporated. The second gateway arch will be incorporated in addition to a landscape median.

Please refer to the attachment: "2022 08 05 Main Street Streetscape Master Plan - Scope Outline.pdf" in reference to our understanding of the proposed scope of work.

Additional considerations for the master plan include:

- Analysis of existing street trees (health, location, appropriateness, maintenance, water requirements, theming)
- Integration / installation of new street furniture where appropriate
- Major intersection treatments and gateways
- Creation of outdoor gathering places
- Placement of “Art in Public Places” where desired (Main St. interchange will have artwork on the abutment walls once the interchange improvements are complete)
- Analysis and improvements of any ADA deficiencies
- Selection of low water use plantings
- Consideration of planned and future development
- Costs of improvements and phased implementation.
- Sidewalk treatment to maximize pedestrian flow and incorporate street furniture and landscaping
- Pedestrian and vehicular lighting
- Implementation of iconic gateways

Scope of Work

Task 1 – Start-Up Meeting and Site Visit - \$4,200

DEA project team members will attend an initial start-up meeting with the City staff. This meeting will allow a review of the project field conditions, goals and objectives (including stakeholder input if desired). We will also begin to discuss key opportunities and constraints for the project, in addition to evaluating issues such as infrastructure, sidewalk conditions, turning movements related to the integration of landscaped medians, community identification / gateways, multi-modal opportunities, integration of the new City Hall building, lighting, signage (wayfinding), visioning, and project implementation. This meeting will provide a thorough review of the scope of services, objectives, design, maintenance, construction schedule and budget.

Deliverables: One project start-up meeting and site visit.

Task 2 – Project Scheduling - \$3,900

The DEA project manager will prepare and update the project schedule through the use of Microsoft Project. Copies of the approved schedule will be provided to key members of the project team.

Deliverables: Project schedules, updated as deemed necessary throughout the duration of the project.

Task 3 – Research and Data Collection - \$7,400

The DEA team will perform research in preparation of the base mapping for the project. This research will include searching for available record data (relevant plans, reports, right-of-way maps, aerial photos, and existing improvement plans, etc.) within or adjacent to the project limits, and assembling and reviewing.

Deliverables: Research and data collection as noted above.

Task 4 – Visual Assessment of the Project Area (Informal Field Review) - \$7,700

DEA will photograph the project area to catalog the existing roadway conditions, front elevations of subject properties, and any additional photos deemed necessary to utilize during the theming and visionary process. An exhibit will be developed for use during team meetings.

Deliverables: Photo boards will be prepared to depict existing conditions throughout the corridor, in addition to 'Visioning Examples' that could be implemented. These image boards will be utilized throughout the Visioning phase of work.

Task 5 – Survey and Preparation of Base Map - \$88,633 (Survey \$81,218)

Aerial photography will be obtained for those portions of Main Street (I-15 Freeway to Lakeshore Drive) within the project limits. Aerial mapping will be limited to mapping with the street right of way. 20-scale planimetric aerial mapping with 0.5-foot contours will be obtained.

Limited topographic field surveys will be performed to collect critical tie-in points and in areas obscured in the aerial photography. The topographic field surveys will be used to verify the 20-scale aerial planimetric mapping and include additional survey data for critical tie-in points, surface visible utilities, invert elevations, and other features obscured by vegetation or shadows in the aerial mapping which fall within the limits described in this paragraph. The topographic survey data will be processed and plotted in CAD at a scale comparable to the aerial mapping.

The street centerlines and record rights of way for Main Street and intersecting street will be computed from publicly available record maps. Research will be conducted at the County of Riverside for existing centerline and right-of-way files and/or available cadastral records in support of the centerline and rights-of-way of Main Street and other intersecting rights of way within the project limits. A few centerline monuments will be tied into the horizontal survey control established for this project and utilized in the orientation of the existing record centerline and right of way.

DEA will prepare a 1"=20' scale (or similar) base map of the project area utilizing aerial photos and street improvement plans provided by the City.

Deliverables: Survey work products, project area base sheets indicating the Main Street corridor including existing street trees and cross streets.

Task 6 – Draft Recommendations Report - \$12,900

Using the prepared base mapping, DEA will perform a project walk-thru. The team will identify items such as non-ADA conforming ramps, obstructions, constraints, and identify existing features impacted by the proposed improvements. Physical constraints contained within the parkway will be identified. DEA will use data gathered during the project walk to address proposed improvements throughout the corridor. Engineering concerns and recommendations will need to be provided by the City.

Deliverables: Draft report indicating constraints and recommendations.

Task 7 – Team Meetings - \$10,700

DEA will attend three in-person or virtual meetings with the City project team as well as two in-person meetings with the City Council to present our ideas and obtain feedback. At this time, we have not included any community meetings or stakeholder outreach in our scope of work. If the City would like to add those elements in the future, DEA would be happy to provide a supplemental scope of services and associated fees.

Deliverables: Meeting minutes and notes will be generated for record purposes.

Task 8 – Conceptual Plan Development - \$29,700

Based on staff input, one conceptual plan and one revised plan will be developed. The conceptual design will be graphically portrayed to represent the proposed improvements through "typical" plan views for representative sections of each of the five areas. The conceptual design will include illustrative sketches and

sections of the proposed improvements. These might include, but are not limited to, parkway improvements, landscaping, site furnishings, bus stop improvements, pavement treatments, gateways, lighting, and potential 'art in public places' display areas. Preliminary cost data will be included, as well as information regarding phased implementation if desired.

Deliverables: 1 conceptual and one revised plan as described.

Task 9 - Gateway Development (By Hunt Design) - \$15,900

DEA's subconsultant, Hunt Design will provide the following elements to be incorporated into the conceptual design tasks:

- A. Gateway Arch and Sign – Main St. @ (approximately) Sumner Ave.
 - B. Gateway Arch and Sign – Main St. @ (approximately) Lakeshore Ave.
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- 1. Conduct a kick-off meeting to help clarify the goals of the program, identify likely issues and challenges.
 - 2. Research community history, culture, arts and architecture that may be expressed in gateway signage.
 - 3. Evaluate proposed gateway locations, and provide recommendations for locations.
 - 4. Develop design concepts to express the City brand. Explore visual form for each sign type. Consider historic, contextual and environmental qualities in design process.
 - 5. Prepare and present up to three concept design directions for review with project team. Studies will include archway signage and other gateway elements.
 - 6. Presentation to include signage studies incorporated into DEA renderings as appropriate.
 - 7. Attend (virtual) coordination meetings with DEA – three meetings are assumed.
 - 8. Up to 3 rounds of design revisions of initial concept design into final design recommendation is assumed.
 - 9. Prepare preliminary cost estimates for each design concept.
 - 10. Coordination with DEA regarding materials, location, utilities, and other design elements.
 - 11. Review findings and conceptual designs with City staff. Two in-person meetings are included in this task.

Deliverables: Conceptual / alternative designs as described; fabrication / installation estimates.

Reimbursables (for budgetary purposes only) - \$1,200

Reimbursable fees may include mileage, printing, and delivery costs. The fee shown herewith is for budgetary purposes only based on the above tasks. See below for additional information associated with said costs.

Sub Total Fee - \$181,033
Reimbursables - \$1,200

Total Fee - \$182,233

Invoices will be due and payable within 30 days and will be sent monthly based upon the percentage of work completed. Government fees, mileage, delivery costs such as Federal Express charges and plotting / reproduction services are considered reimbursable fees and shall be billed to you at cost plus 15%. Any service requested which does not fall within the scope of services listed, or any duplication of work due to changes desired by the City will be performed on an "Extra Services" basis and negotiated accordingly.