



August 30, 2023

Jason Simpson, City Manager
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

RE: A/E PROPOSAL FOR SERVICES (PLAN REVISIONS)
COMMERCIAL BUILDING (CORNER OF MAIN AND GRAHAM)
LAKE ELSINORE, CA

Dear Mr. Simpson:

STK Architecture, Inc. is pleased to submit our Proposal for Services on the above-referenced project.

1.0 Scope of Project

- 1.1 The City of Lake Elsinore has recently purchased the property to the south and now wants STK Architecture to increase the building square footage from 35,000 S.F. to approximately 44,250 S.F. (see attached drawings). Also, move the building's East exterior wall Westerly so the building does not enter/cross into the existing alley. Provide coordination with Civil, MPE and Title 24 Consultants. Lastly, provide an assembly/covered roof for approximately +400 people.
- 1.2 Consultants provided with this scope to include Structural Engineering. (The MPE Engineering and Civil Engineering is by Owner.)
- 1.3 STK's Construction Administration services will include the following:
 - A. Coordinate STK's consultants.
 - B. Coordinate with City Departments and City Project Manager.
 - C. As-builts will be provided on disc in ACAD.
 - D. The construction drawings will take 2 months to complete.
- 1.4 Exclusions – The following items are not included in the fee:
 - A. Topographic map
 - B. Wet and dry utilities
 - C. CEQA/CUP application

- D. SWPPP
 - E. Geotechnical report, soil compaction testing, and material testing
 - F. FFE/appliances
 - G. Mechanical, Plumbing, Electrical Engineering, Interior Finishes and Interior Elevations/Details – by Owner
 - H. LEED
 - I. Commissioning
 - J. Low voltage design
 - K. Fees and permits
 - L. Finish & Schedule door schedule. (STK will show only finishes and doors required by code.)
- 1.5 STK will provide multiple Bid sets for a multi-prime type project.
- 1.6 Additional services will be billed on an hourly basis per the attached hourly rate schedules.

2.0 Professional Service Fee

- 2.1 STK proposes the following:

Architecture	\$255,930
Structural Engineering	48,000
Plumb/Elect Engineering	23,670
Title 24	6,900
STK Coord	64,980
Reimbursables	10,000
Good Customer Discount	<u>-20,000</u>
Total	\$389,480

- 2.2 The Fee will be invoiced monthly, based on the percentage of work completed, plus any reimbursable expenses. For budget purposes, miscellaneous reimbursable expenses will be approximately \$10,000.
- 2.3 All invoices are payable upon presentation and fully due within 30 days of invoice date. Unpaid invoices, over 30 days past invoice date, bear interest at the rate of 1.5% per month, or 18% per year.
- 2.4 Reimbursable expenses shall include, but not be limited to, all mailing, printing, and photocopying. These costs will be fully itemized and shall be reimbursed in accordance with this Proposal. Travel expenses outside of the Southern California Region (if any) will also be reimbursable at the above rates.

2.5 Insurance:

STK maintains general Errors and Omissions Professional Liability Insurance in the amount of \$2,000,000 per occurrence, with an annual aggregate limit of \$2,000,000.

If you have any questions regarding this Proposal, or wish to discuss specifics in detail, please do not hesitate to call me.

Sincerely,



G.V. Salts
Architect, NCARB
C-22977

Attachments:

Miyamoto Proposal
Design West Proposal
ADE Proposal
STK Hourly Billing Rates
T1.2 Exiting Plans

August 21, 2023

GV Salts
STK Architecture, Inc.
42095 Zevo Drive, Suite A-15
Temecula, CA 92590
gvsalts@stkinc.com

**Subject: Proposal for Additional Structural Engineering Services related to
City of Lake Elsinore Commercial Building
Plan Geometry Changes and increase third floor height
Lake Elsinore, CA
MI2228050**

Dear Mr. Salts:

Supplemental to our previous Agreement for the above-referenced project, dated Feb 4, 2022, with supplemental Additional Services proposal dated 2-21-2023 Miyamoto International, Inc. ("Miyamoto") is pleased to submit this proposal to STK Architects ("Client") to modify the scope, as follows:

Various modifications and scope increase items have occurred since project inception.

1. Building geometry footprint changed, plan dimensions of the building altered from 100 ft x 160 ft to plan dimensions approximately 125 ft x 135 ft. Plan changes impact the column layout, lateral bay spacing, requiring globally revised vertical and lateral calculations and structural construction drawings.
2. The roof structural system was raised 3 feet (46'-0" to 49'-0") in height relative to the third floor, resulting in a revised lateral analysis.
3. Stair layout and architectural plan revisions were required for each height change due to rise/run impact. The rooftop amenities structures, including the restroom and storage building, stair enclosures, and the monumental shade structure are revised requiring new vertical and lateral analysis and revised structural drawings.
4. The revised plan dimensions require revisions to the analysis for the foundations, including gradebeams for the new lateral loads, and pad footings for vertical loads, etc.

We propose to provide these services for a fixed fee of \$48,000.00 (total fee of \$241,000.00). Our services will be billed monthly as services are rendered.

If you agree to the above, please send a signed copy of this agreement to Miyamoto International, Inc., as notice to proceed.

For an electronic payment option, please contact accounting@miyamotointernational.com.

We appreciate the opportunity to work with you. The conditions of this proposal shall be applicable for 90 days from the date of this proposal, after which Miyamoto reserves the right to review and/or negotiate them with the Client.

Best regards,
Miyamoto International, Inc.


Rick Byrd S.E.
Principal

I, the Client, agree to the above terms:

Signature

Date

Name

Billing Contact Name

Title

Billing Contact Email Address

Client Purchase Order or Project Number

Billing Contact Phone Number

RB/ah
Byrd S3350



DESIGN WEST ENGINEERING

Date: August 28, 2023

Company: STK Architects
42095 Zevo Drive, Suite A15
Temecula, CA 92590

Attention: **G.V. Salts**

Subject: **Lake Elsinore City Hall**
Our Proposal #23-027

PROJECT FOR ENGINEERING SERVICES – AS-I

The following proposal is based on plans and information received to date. If accepted, this proposal will become the contract for services rendered.

We intend to provide Engineering Services for the Lake Elsinore City Hall project for **\$23,670.00**. Services to include the following:

Electrical Scope:

- Redesign electrical/lighting drawings to accommodate additional building area and adjacent reconfigured spaces Owner's request
- Revise electrical equipment locations
- Revise Title 24
- Revise lighting RCP plans
- Revise lighting control device plans
- Update backgrounds
- Revise Single Line Diagram, panel schedules and load summary

Plumbing Scope:

- Revise plumbing layout for expanded restrooms
- Revise plumbing layout for relocation of restroom on 4th floor
- Revise roof drain locations including mezzanine area
- Redesign electrical/lighting drawings to accommodate additional building area and adjacent reconfigured spaces Owner's request
- Revise electrical equipment locations
- Revise Title 24
- Revise lighting RCP plans
- Revise lighting control device plans
- Update backgrounds

- Revise Single Line Diagram, panel schedules and load summary

Payment terms and other terms and conditions for services rendered outlined above shall be as stated in the original contract for the above referenced project.

If the above terms and conditions meet with your approval, please acknowledge below by signing and returning a copy to our office.

Respectfully,



Adrian Jacquez

DESIGN WEST ENGINEERING

Accepted by (Sign): _____

Accepted by (Print): _____

Date: _____

Client Job Number: _____

DWE Proposal Number: 23-027 AS-1





PROPOSAL

ADE Consulting

1177 Idaho Street

Suite 200

Redlands, California 92374

United States

Phone: (909) 884-9484

Fax: (909) 307-0148

BILL TO**STK Architecture**

Gerald Salts

42095 Zevo Drive

Ste. A-15

Temecula, California 92590

United States

951-296-9110

gvsalts@stkinc.com

Estimate Number: 3111**P.O./S.O. Number:** City of Lake Elsinore
Bldg**Estimate Date:** August 21, 2023**Expires On:** August 21, 2023**Grand Total (USD):** \$6,900.00

Product	Quantity	Price	Amount
T24 Energy Calculations T24 California Energy Calculations report for project	1	\$6,900.00	\$6,900.00
Envelope, Lighting, Mechanical Calculations New Lake Elsinore City Hall Building- Commercial Building 100 South Main Street Lake Elsinore, CA 92530			
Total:			\$6,900.00
Grand Total (USD):			\$6,900.00

Notes / Terms

This estimate is valid for 30 days from date listed herein.



STK ARCHITECTURE, INC.

HOURLY AND REIMBURSABLE RATES

February 2022

Principal	\$237/Hr
Associate.....	171/Hr
Project Manager	149/Hr
Senior Draftsperson	105/Hr
Junior Draftsperson	88/Hr
Administration	66/Hr
Consultants	Cost x 1.15
Reimbursables	Cost x 1.00
Reimb. Agency Fees	Cost x 1.05

