

October 7, 2024

Rachel McLure
CIP Supervisor, Public Works Department
City of Corona
400 South Vicentia Ave
Corona, CA 92882

Sent via email: Rachel.McLure@coronaca.gov

**Additional Service Proposal # 02 Rev. 2.1
30% Construction Documents Redesign and Schedule Adjustment
Corona City Park/ RIOS Project. No. 23202**

Dear Rachel,

We are pleased to provide you with this additional services proposal for Architectural and Landscape Architectural design services for the Corona City Park project located in Corona, CA.

SCOPE OF WORK & SERVICES

RIOS will be providing and coordinate the following services:

Scope 1: 30% Construction Documents Redesign

RIOS will work with the client and the consultants to adjust the building and landscape design to incorporate the added full size indoor basketball court, revised splash pad and hot tub. Work to include:
Architecture:

- Develop two (2) plan options with 1 revision that would address Gymnasium expansion to accommodate an extra indoor basketball court
- Redesign of façade due to revised building footprint
- Redesign roof geometry
- Update BIM model
- Coordinate with Landscape on revised building footprint and adjustment in location.
- Coordinate with Structural (WPM), MEP (MEE) and lighting (MEE) consultants in revised building size & layout.
- Redraw/Adjust 53 out of 63 pages of the 30% Construction Documents set.
- Review and coordinate consultant drawings
- Coordinate new 30% pricing with Cost Estimator (Cumming)

Interiors (no fee addition):

- The design direction for each space from previous work will remain.

Landscape:

- Redevelopment of the hardscape plan: including realignment with the new form of the building, relationship between building and aquatic center, outdoor fitness area, outdoor banquet area, relationship with the community canvas, realignment of parking lot (and any potential parking count adjustments – adding additional to another lot)
- Incorporating relocation of splash pad and removal of built seating for community living room, development of features/additions to the splash pad to align with city vision

- Reorientation of paths and circulation geometry in line with the reduction of hardscape spaces and the development of the new community living room, splash pad, and loop organization in conjunction with community canvas and relocation of program elements
- Redocumenting the irrigation (hydrozone) plans in line with adjustments of planting, circulation, and programming, and confirmation of planting plans in conjunction with those plans

Scope 2: Project Phasing Documentation

RIOS will work with the consultants to split the project into 3 sets of drawings according to phasing plan, from 60% Construction Documents through 100% Construction Documents.

Scope 3: Extended Design Schedule

RIOS will continue to support the Client during the 18 weeks of pricing, city review and value-engineering conversations at the end of the 30% CD, 60% CD and 90% CD issuances.

In addition, RIOS will credit the client \$25,000 for removing stand along restroom building from scope.

RIOS will also be servicing the attached Structural, MEP, Lighting, Civil, Cost Estimate, Traffic and Arborist consultant proposals for the scope of services provided, attached in Exhibit A-E:

- Structural scope as described in attached Exhibit A.
- MEP + Lighting scope as described in attached Exhibit B.
- Cost Estimate scope as described in attached Exhibit C.
- Civil and Traffic Engineering scope as described in attached Exhibit D.
- Arborist scope as described in attached Exhibit E.
- Dry Utility scope as described in attached Exhibit F.

FEE BREAKDOWN

30% Redesign			
Arch + Land	\$	190,000	\$ 190,000
Structural	\$	24,800	
MEP + Lighting	\$	30,000	
Cumming	\$	6,400	
10% Consultat markup	\$	6,120	\$ 67,320
Subtotal	\$	257,320	
Phasing			
Arch + Land	\$	90,620	\$ 90,620
Structural	\$	12,000	
MEP + Lighting	\$	36,070	
Civil	\$	15,000	
10% Consultat markup	\$	6,307	\$ 69,377
Subtotal	\$	159,997	
Added review duration			
Arch + Land	\$	32,400	

Additional Scope

Traffic	\$	8,200
Arborist	\$	4,200
Dry Utilities	\$	42,000
10% Consultat markup	\$	5,440
Subtotal	\$	59,840

Structural- splash pad

Structural	\$	13,700
10% Consultat markup	\$	1,370
Subtotal	\$	15,070

Architectural credit for not designing standalone bathroom

500sf/62,370sf*\$1,481,400 * 70% (work done for 30%) =
 \$ 8,313 \$ (25,000)

TOTAL \$ 499,627

FEE SUMMARY

Scope 1: 30% Construction Documents Redesign

Architecture \$ 130,000.00
 Landscape Architecture \$ 60,000.00

Scope 2: Project Phasing Documentation

Architecture\$ 51,500.00
 Landscape Architecture\$39,120.00

Scope 3: Extended Design Schedule

Architecture\$ 16,200.00
 Landscape Architecture\$16,200.00

Scope reduction (stand-alone restroom building)

Architecture (\$ 25,000.00)

Subtotal RIOS Fee \$ 288,020.00

Structural Consultant Fee (see Exhibit A, attached).....\$ 50,500.00
 MEP + Lighting Consultant Fee (see Exhibit B, attached) \$ 66,070.00
 Cost Estimate Fee (see Exhibit C, attached).....\$ 6,400.00
 Civil Consultant Fee (see Exhibit D, attached).....\$ 15,000.00
 Traffic Consultant Fee (see Exhibit D, attached) \$ 8,200.00
 Arborist Fee (see Exhibit E, attached) \$ 4,200.00
 Dry Utilities Fee (see Exhibit F, attached)\$ 42,000.00

Subtotal Consultant Fee \$ 192,370.00

RIOS Administrative Fee (10% of consultant fee) \$ 19,237.00
Total for Additional Services..... \$ 499,627.00

TERMS & CONDITIONS

1. This proposal is conditioned by the existing agreement between Rios, Inc. (RIOS) City of Corona, dated November 15, 2023. The terms and conditions of that agreement are incorporated into this agreement by reference.

Please call if you have any questions regarding this proposal. To authorize us to proceed with this work, please return a signed copy of this proposal.

I look forward to continuing our work with you on this project!

Sincerely,
RIOS

Bob Hale
Creative Director | Partner

Mark Rios
Creative Director | Partner

CITY OF CORONA

Accepted By: _____

Title: _____



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: Corona City Park Revitalization
Client: RIOS
Client Contact: Sabina Cheng
Additional Service Title: Corona City Park Redesign and Added Depot Building
Additional Service Date: October 7, 2024
Base Project Number: Walter P Moore Project No.: S09-24004-00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of an added scope of work. We propose to provide services to Client as defined below:

Background: On August 26, 2024, we received email information regarding the design revisions requested by the client that included major plan revisions and added canopy shade structures. On September 10, 2024, we received email information regarding new requirement to phase the project into (3) separate drawing sets and updated SD Phase revision scope via email on September 30, 2024.

Scope of Additional Services (Community Building Redesign & Phasing):

- 1. Provide structural engineering redesign of the Community building based on a new plan layout with added indoor basketball court, outdoor hot tub, revised splash pad, revised roof plan extent, revised MEP wells, and deletion of the exterior ramp walkway.
2. Provide structural BIM/Revit modeling and drafting effort for the redesign of the Community building based on a new plan layout with added indoor basketball court, outdoor hot tub, revised splash pad, revised roof plan extent, revised MEP wells, and deletion of the exterior ramp walkway.
3. Provide updated Structural Basis of Design Narrative based on the redesign requirements and structural changes required for Schematic Design resubmittal.
4. Provide project phasing for (3) separate sets of drawings as required for structural elements based on Phase 1: Below Grade & infrastructure, Phase 2: Site and Phase 3: Building.

Compensation:

Walter P Moore proposes to provide the defined Scope of Services for fixed fees as follows:
Community Building Redesign = \$24,800
Building Sets - (3) Phases = \$12,000
Splash Pad (T&M) as needed = \$13,700

Terms of Agreement: In accordance with our base Proposal and Agreement for this project. Additionally, notwithstanding anything else to the contrary, to the maximum extent permitted by law, Client agrees to limit Walter P Moore's liability for claims arising from or related to the additional services described in this Additional Service Request shall be limited to the sum of \$28,000. This limitation shall apply regardless of the cause of action or legal theory pleaded or asserted, including any kind of indemnity.

Executed on this ___ day of ____, 2024 by:

Table with 2 columns: Client (Sabina Cheng, Studio Director RIOS) and Walter P Moore and Associates, Inc. (Diana E. Nishi PE, SE / Senior Project Manager). Includes a signature for Diana E. Nishi.

October 7, 2024

Ms. Sabina Cheng
RIOS Architect
3101 W. Exposition Place
Los Angeles, CA 90018

Subject: Corona City Park Revitalization
MEP, Low Voltage, AV and Lighting – Phasing and SD Redesign – ASR 06

Dear Sabina:

We have been requested to produce a design based on three construction phases. This effort will require engineering efforts on the parts of Mechanical, Electrical, Plumbing, Low Voltage/AV/Tech, Interior Lighting and Architectural Lighting teams. This would entail a single plan check package with, as to be determined, three parts of the overall design to be constructed in separate packages.

Our scope would include:

- For Phasing: the unknown nature of how the new park (main building, pool, site, etc.) will be phase could entail multiple design directions. All options will require power (ex irrigation controls will require power) and which option will be first could mean that the main power point of entry could change or have multiple points of distribution. Unfortunately, this will not be known until the DD phase of the project.
- Provide input to the phasing conceptualization to help with strategy of how the MEP system could best be utilized.
- It is presumed that this will be a single plan check set.
- It is presumed that permitting will commence within 18 months after plan check.
- Title-24 (ENV, MECH, LTG) will be a single package for all the buildings within the single plan check set.
- Once the phasing concept is in place before the completion of the Design Development phase, the task of strategically sub-dividing the project would commence for all of our multiple disciplines. Depending on how it is divided, there is the possibility that the main power distribution would have to change to accommodate the timing of new phasing plan.
- As a result, the SD phase (30% Redesign) will have to be redesign.

Phasing of the project into 3 sets:	\$36,070
Redesign the SD Phase (30% Redesign):	\$30,000

This will be billed in accordance with our agreement under the base job ME Project No. LA23027.00. All billings regarding this project will be billed under ME Project No. LA23027.06.

Please sign and return a copy of this letter to document your authorization to proceed.

Sincerely,
M-E Engineers, Inc.



Gary Mayeda
Senior Associate | Mechanical

Approved and accepted this _____ day of _____, 2024.

RIOS Architects

Sabina Cheng, RIOS
MEP, Low Voltage, AV and Lighting – Phasing and SD Redesign – ASR 06
October 7, 2024
Page 2

By: _____ Title: _____

CUMMING GROUP

120 Vantis Drive
Suite 510
Aliso Viejo, CA 92656
T 949 900 0440
cumming-group.com

August 28, 2024

Sabina Cheng
Studio Director, Architect
RIOS

Re: 24-0000 Corona City Park SD Revisions and VE Ad Service

Dear Sabina:

Thank you for contacting Cumming regarding the above project. As requested, we are submitting the following lump sum fee proposal for cost management services. The following is a breakdown of our proposed scope of services:

1. Project Overview & Schedule
2. Cost Manager Scope of Work
3. Executive Cost Management Proposal
4. Hourly Rates
5. Adding Value
6. Qualifications/Exclusions

Please note that to proceed, we will require an interim email Notice to Proceed until a formal written contract is sent to our office. Upon receiving a formal contract, a signed copy will promptly be sent in return.

We look forward to working with you and the rest of the design team on this project. Should you have any questions or comments about any aspect of the proposal, please do not hesitate to contact me.

Very truly yours,



Alan Campbell, MRICS
Managing Director
Cumming Management Group, Inc.

Cc:

1. Project Overview

1.1. The project scope includes,

Revitalization of the existing City Park over 20.5 acres. Scope includes a new aquatic center with a 10,000 square foot building for restrooms, changing, office and storage, a 25 yard, 25m pool with dedicated diving and play, a 3,700 square foot activity pool, and shade structures. A splashpad around 10,000 square feet with outdoor showers and restroom, and water features. A universal playground around 12,500 square feet with integrated shade structures, play elements, rubberized surfaces. An all-wheel friendly plaza around 20,000 square feet, with buffer zones for pedestrians, lighting, features, water features and environmental landscaping. Two community buildings around 40,000 square feet. A 1,200 square foot stage and around 150,000 square foot multi use field for soccer/football with storage facilities and walking track. Parking and landscaping.

2. Cost Manager Scope of Work

2.1. Cumming will revise the SD estimate to incorporate VE and changes requested by the city. (one estimate revision).

3. Executive Cost Management Proposal

3.1. Our cost management proposal is a Lump Sum Fee based on one estimate per design milestone identified in the draw down (see below) and the total proposed fee is the lump sum due for payment. We will be billing periodically for our services.

Total Proposed Lump Sum Fee (\$) \$6,400

3.2. The following is a breakdown of how we propose to draw down the lump sum fee proposal at each stage of the design. Please note this does not constitute a cost per stage unless we otherwise agree to this in writing. If an estimate at any stage is not required, advanced notice in writing, during the preceding stage, will be required. Any adjustment to the Lump Sum Fee also needs to be agreed in advance.

<i>Draw Down</i>	<i>Total Hours</i>	<i>Total Fee (\$)</i>
<i>SD SOPC Revisions</i>		\$6,400
Total Proposed Fee (\$)		\$6,400

4. Hourly Rates

<i>Position</i>	<i>Hourly Rate (\$)</i>
<i>Managing Director</i>	\$255
<i>Associate Director, Lead</i>	\$225
<i>Senior Cost Manager</i>	\$200
<i>Cost Manager</i>	\$190

5. Adding Value

5.1. Detailed Budgets — Our comprehensive budget estimates are based on well researched cost data and contain a level of detail more extensive than industry standard. This ensures a realistic and accurate basis for the project and, when combined with comprehensive cost control services, prevents budget overruns.

- 5.2. Forward Looking Solutions — Our continual analysis of productivity, material, labor, and micro & macro level market conditions ensure our budgets and estimates are in line with market trends.
- 5.3. Early identification of “Scope Creep” — Our methodology enables us to identify “Scope Creep” early before it impacts the project. Without early identification, the design is so advanced by bid time that the extent of cost cutting late in the day is limited. This may result in either accepting cost overruns or delaying the project to allow costly redesign.
- 5.4. Value Engineering — Cumming will provide value engineering analysis services in support of the project team if required.

6. Qualifications/Exclusions

- 6.1. This proposal is prepared in accordance with our standard terms and conditions (available on request).
- 6.2. Proposal is open for acceptance for 90 days.
- 6.3. Proposed fees are based on a natural evolution of the design through the typical stages. Additional scope which is not typical design development will be considered as an ad service.
- 6.4. Proposal is based on receiving one complete design package in pdf format.
- 6.5. Typical turnaround time for milestone estimates are 15 days.
- 6.6. Any scope of work not specifically mentioned in this proposal is excluded. This includes but is not limited to; inclusion of options and alternates, value engineering, estimate reconciliation, bid analysis, replacement building costs analysis, Construction Administration (including COR reviews) and Project Monitoring.
- 6.7. Soft costs including Owner contingency and Owner Soft Cost Management are excluded from the estimate unless requested in the RFP.

Signed;

Signed;



Alan Campbell, Managing Director
For Cumming Management Group, Inc.

Sabina Cheng
For RIOS



October 7, 2024

Elizabeth Wendell
Senior Project Director
RIOS, Inc.
3101 W. Exposition Place
Los Angeles, CA 90018

RE: Contract Amendment Request for Engineering Services for Corona City Park.

Dear Ms. Wendell,

Albert A. WEBB Associates (WEBB) is requesting this contract amendment for additional services related to the development of Corona City Park. Enclosed you will find our Scope of Work (Section 1) and Compensation for Services (Section 2) for your review and consideration.

If you find this contract amendment acceptable, please notify our office so a contract amendment can be executed. We appreciate this opportunity to be of service to your firm and look forward to hearing from you. If you have any questions regarding this contract amendment, please call us at the number below.

Sincerely,

ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink, appearing to read "Danielle Logsdon".

Danielle Logsdon, PE | QSD | PMP
Deputy Director, Land Development Engineering
951-320-6063
Danielle.Logsdon@webbassociates.com

A handwritten signature in black ink, appearing to read "Jennifer Gillen".

Jennifer Gillen, PE | QSP | QSD
Director, Land Development Engineering
951-320-6041
jennifer.gillen@webbassociates.com

Section 1 **Scope of Work**

Albert A. WEBB Associates (WEBB) will perform the following Scope of Services for the project.

Additional Services

1.1 Additional Traffic Counts (T&M)

We have exceeded our authorized budget for the collection of traffic counts. Additional authorization is required to acquire the City's additional requested traffic counts. WEBB's original proposal included \$11,500 for traffic counts at two existing park sites and around Corona City Park. The actual cost of these counts exceeded our budget due to requested counts outside of original scope assumptions. The additional cost of the traffic counts at two additional park sites will be \$8,200.

1.2 Additional Engineering Design and Coordination (T&M)

The site plan has been revised from the original layout. Due to site plan revisions, the design was put on hold after the 30% design had been started. The changes to the site plan are expected to cause additional engineering design work. The longer design timeline and potential phasing of the engineering drawings will result in additional coordination time with RIOS and other project team consultants.

Section 2 Compensation for Services

Work shall be billed on a “Time and Materials” basis not to exceed the amount indicated below without prior authorization from the client. Total fees for services shown in the Scope of Work (Section 1) shall be **\$23,200**. Charges for services will be billed monthly on a “Time and Materials” basis in accordance with our attached schedule of fees. A breakdown of our fees is listed below:

Additional Services	
Additional Traffic Counts (T&M)	\$8,200
Additional Engineering Design and Coordination (T&M)	\$15,000
TOTAL	\$23,200

This proposal and budget are valid for 60 days from date of proposal.

Task budgets are estimates and may be used interchangeably as needed but not to exceed the budget total. Any additional services requested outside this scope will be provided under separate contract addenda for additional fees. All invoices shall be due and payable upon receipt. If invoices remain unpaid for an unreasonable amount of time, work on project may cease until outstanding balance is paid.

Charges for deliveries, printing, copying, mileage, postage, outside services, and for coordination or other services not specifically listed in the scope of work (Reimbursable Expenses), will be billed on a time and material basis, in accordance with our Schedule of Fees in addition to the amounts shown above. Checking and/or filing fees are not included in this contract, and shall be paid by the client directly to the appropriate governmental agency.

Fee Schedule

CLASSIFICATION

<u>Engineers/Project Managers/Planners/Scientists/ Assessment/Special Tax Consultants/Landscape Architects/Designers</u>	<u>Rates \$/Hour</u>
Principal II.....	312.00
Principal I	298.00
Senior III	280.00
Senior II	267.00
Senior I	258.00
Associate III	240.00
Associate II	229.00
Associate I	217.00
Assistant V	196.00
Assistant IV	176.00
Assistant III	163.00
Assistant II	147.00
Assistant I	130.00

Survey Services

2-Person Survey Party	326.00
1-Person Survey Party	234.00

Inspection Services

Construction Manager II	280.00
Construction Manager I	200.00
Inspector (Non-Prevailing Wage)	141.00
Inspector Overtime (Non-Prevailing Wage)	190.00
Inspector (Prevailing Wage)	152.00
Inspector Overtime (Prevailing Wage)	200.00

Administrative Services

Project Coordinator	141.00
Administrative Assistant III	120.00
Administrative Assistant II	107.00
Administrative Assistant I	85.00

Other Direct Expenses

Incidental Charges	Cost + 15%
Postage	Cost
Subcontracted Services	Cost + 15%
Special Consultant.....	385.00
Survey/Inspection Per Diem.....	Prevailing Wage Rate
In-House Delivery Up to 1/2 hour.....	36.00
In-House Delivery 1/2 Hour up to 1 Hour.....	70.00
In-House Delivery Over 1 Hour up to 2 Hours	130.00
In-House Delivery Over 2 Hours	185.00
Survey/Inspection Vehicle	0.81/Mile
Mileage	0.72/Mile



WEST COAST ARBORISTS, INC.

21718 Walnut Avenue Grand Terrace, CA 92313
909.783.6544 Phone 909.783.6515 Fax WCAINC.COM

Exhibit E

Proposal
91705

PROPOSAL FOR TREE MAINTENANCE SERVICES

CUSTOMER INFORMATION

Main Contact

BRETT MILLER
RIOS - LOS ANGELES
3101 WEST EXPOSITION PLACE
LOS ANGELES, CA 90018
323.785.1800 brett@rios.com

Billing Contact

BRETT MILLER
RIOS - LOS ANGELES
3101 WEST EXPOSITION PLACE
LOS ANGELES, CA 90018
323.785.1800 brett@rios.com

Inventory Needed	Link Funds to Job #	Purchase Order #	DIR Project ID #
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Yes

JOB LOCATION

Corona City Park

SCOPE OF WORK

Arborist services. Inspect trees (quantity to be determined) related to upcoming tree maintenance work and provide a general health assessment report with images and maintenance recommendations. Per the customer, the report will describe if any of the trees they are proposing to remove are in poor/declining health, but they also want to make sure the trees they are saving are also not in poor/declining health (and if they are, we won't prioritize building around them). In addition, the report will provide direction from our team on what we can do with the trees we are protecting in place in terms of long-term care to make sure they are set up for success and can survive the site turning into a construction site for the duration of the project. The customer may need to request exploration of roots/air spading in certain areas for posts/footings that may be within critical root zones.

QTY	DESCRIPTION	U/M	UNIT PRICE	TOTAL
28.00	Arborist Services	Man Hour	\$150.00	\$4,200.00
GRAND TOTAL:				\$4,200.00

COMMENTS

This is not a tree risk assessment project. A General Health Assessment is a basic arborist report where consultant will perform a visual observation from the ground. This report includes inspecting trees and determining the species, measuring the diameter at standard height (DSH), assessing the structural, form, and health conditions, observing dripline environment, making recommendations for plant health care, and noting any further inspection that is required.

CONTINUED



WEST COAST ARBORISTS, INC.

21718 Walnut Avenue Grand Terrace, CA 92313
909.783.6544 Phone 909.783.6515 Fax WCAINC.COM

Exhibit E

**Proposal
91705**

PROPOSAL FOR TREE MAINTENANCE SERVICES

DISCLAIMER: West Coast Arborists, Inc. ensures the quality of work performed, however, we do not ensure the customer's/city's entire tree population from failure. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances. The controlling authority must manage trees and accept some degree of risk. Only work identified in the scope of the proposal and in the contract line item is included in our quote or invoice. All work will be completed in accordance with ANSI A300 standards. Price reflects payment under prevailing wage rates under the wage determination: Tree Maintenance Laborer and report of certified payroll to the Department of Industrial Relations as applicable in accordance with state labor laws.

CA Contractors License 366764

Federal Tax ID: 95-3250682

CA DIR Registration 1000000956

MARTIN CORTEZ

AREA MANAGER

08/30/24

ESTIMATED BY

TITLE

DATE

ACCEPTED BY

TITLE

DATE

Date: September 25, 2024

File No: 6897-2401U
Dry Utilities Coordination

RIOS

3101 West Exposition Place
Los Angeles, CA 90018

Attn: Sabina Cheng

Tel: 323.785.1891

Re: 930 E 6th St

City of Corona | Riverside County

Dear Ms. Cheng,

Thank you for the opportunity to provide you and your team with our proposal for Dry Utilities Consulting Services for the above referenced project. This proposal covers the items to complete utility consulting services for your project located in the City of Corona.

The following scope items are based on (1) "collective" submittal effort - for each respective utility company - per work order. Our proposal is based on all pertinent plans (i.e. Architectural, Civil, MEP) being made available to Murow Development Consultants during this process.

Our services are identified within the "Scope of Work" below and are based on the following items:

Existing Dry Utility Meter And Service Removals (Meters, Poles, Services, and Pad Mounted Equipment)..... \$ 10,000

- Document existing site conditions via a site visit and/or Google Earth.
- Coordinate with development team in obtaining proper documentation to process any necessary removals (SCE, CATV, Telco, Gas).
- Process all necessary submittals for removals.
- Tie gas line back to public street, as needed.
- Coordinate with Dry Utilities and their respective crews for successful utility removals.
- Review and facilitate utility invoice(s) for execution and payment between client and utility companies.
- Attend necessary meetings and telecoms with client and client team.

NOTE: The price reflects the removal of existing facilities at (1) premise. All accounts must be closed prior to submitting to the utilities. Removal requests will be submitted in (1) work order per utility. Removals include facilities to the Shed and pedestal on West side of property

Relocate Cell Tower..... \$ 10,000

- Gather and analyze all data available on cell tower (service, infrastructure).
- Develop strategy with client to install a new cell tower to allow construction of the new building.
- Advise client on design of refeed to cell tower and obtain approval from SCE and telecommunication provider.
- Manage coordination with SCE & telecommunication provider to implement cell tower relocation strategy.
- Assist with necessary easement quitclaims and new easements required.

Permanent Onsite Dry Utilities (SCE, CATV, Telco)..... \$ 22,000

- Document existing site conditions via a site visit and/or Google Earth.
- Order utility Will Serve letters and necessary existing utility facilities maps/records.
- Review existing facilities maps/records to make proper determinations and identify potential conflicts.
- Determine best course of action involved in planning SCE, CATV, Telco equipment and routes.
- Coordinate with consultant team to gather all information required for submittals to all utilities.
- Prepare submittal package(s) and submit to all respective utilities (SCE, CATV, Telco).

Permanent Onsite Dry Utilities (SCE, CATV, Telco) Continued

- Meet with the respective utility representative(s) and submit supplemental plan(s)/information required to initiate onsite design(s).
- Distribute preliminary and final plans to client for review/approval.
- Review and facilitate utility contract(s), invoice(s), and easement(s) (if required) for execution and payment between client and utility companies.
- Attend necessary meetings and telecons with client and client team.
- Prepare Dry Utilities composite exhibit based on approved plans.
- Prepare Dry Utilities exhibits to assist client and utilities as needed.
- Provide detailed next steps on how to meet in-service dates for electric, and/or communication service.

NOTE: Assumes combined Rule 15 and Rule 16 work orders.

Fee Schedule	
• Existing Dry Utility Meter And Service Removals	
- Submittal Phase.....	\$ 5,000
- Schedule and Confirm Completion.....	\$ 5,000
• Relocate Cell Tower	
- Submittal Phase.....	\$ 5,000
- Final Plans and Contracts Phase.....	\$ 5,000
• Permanent Onsite Dry Utilities (SCE, CATV, Telco)	
- Planning Phase.....	\$ 4,400
- Submittal Phase.....	\$ 6,600
- Design Phase.....	\$ 6,600
- Final Plans and Contracts Phase.....	\$ 4,400
Grand Total.....	\$ 42,000

Additional services, if needed:

Easement Quitclaim..... \$ 2,500

- Request and review required material for submittal to utility provider (Grant Deed, Grant of Easements, Title Report, ALTA Survey, APN, etc.).
- Compile submittal package and send to utility provider.
- Review submittal package with utility provider and request any needed documents (Legal Description(s), Exhibit(s)).
- Coordinate for utility planner/PM to visit site to confirm all facilities are removed from area to be quitclaimed.
- Distribute and track invoices/client payment.
- Confirm quitclaim(s) are prepared, executed, notarized, and mailed to the appropriate Recorder's Office and mailed copies are sent to client.

NOTE: Price above is the cost of one easement.

Exclusions

- Does not include indoor transformer room coordination.
- Does not include a separate offsite backbone work order (Mainline extension) and associated submittal.
- Does not include Service Agreement negotiations with Communications provider(s).
- Does not include utility account/meter applications or setup (Electric, Telco, CATV, Gas).
- Does not include solar/generator interconnection coordination.
- Does not include Dig Alert coordination.
- Does not include any relocations or refeeding of services.

Payment

Invoices are due and payable upon receipt and are considered delinquent after 30 days from the date of receipt by the Client. We will invoice progressively on the 30th of each month for the duration of the project based on hours expended on the project. Delinquent amounts may be subject to a finance charge of 1 1/2 percent per month. If any portion of an invoice is disputed, the undisputed portion must be paid when due. Any amounts not disputed in writing within 15 days from receipt shall be considered accepted by Client. We reserve the right to cease work, decline meeting attendance or withhold any un-submitted documents, calculations or permit applications for accounts exhibiting delinquency until delinquent invoices have been paid in full.

General Provisions

- Murow Development Consultants may terminate this Agreement at any time.
- Murow Development Consultants shall liaise between all necessary parties including but not limited to the Client, all utility companies, Architect, MEP engineer, Civil engineer and any other required party to fulfill the outlined Scope of Work.
- Permanent onsite dry utility scope is complete once all plans, invoices, and easements have been delivered.
- Murow DC will submit to the utilities as early as possible in an effort to avoid delays by the utility that would impact the project schedule. Murow DC will utilize the most current plans (Arch, Civil, MEP) at the time of submittal and will monitor changes to plans as they are further developed toward completion; it is also the responsibility of the consultant team to ensure Murow DC is aware of any significant changes that might affect the dry utilities designs, as they arise.
- Hourly Rates are FYE 2024 and 2025.

Force Majeure/Act of God

If Murow Development Consultants is prevented from performing its obligations under this proposal by Force Majeure, act of God, virus and/or epidemic, pandemic including but not limited to Sars-Cov-19, or by any other occurrence that is beyond the control of the parties to this proposal, then Murow Development Consultants shall be excused from any further performance of its obligations and undertakings under this proposal.

Fees: Post-Scope

Murow Development Consultants will conclude work on this project once all Dry Utilities plans have been delivered to the client. Additional consulting/coordination will be billed for as T&M based on the following rates:

Director.....	\$	185.00
Manager.....	\$	180.00
Senior Project Manager.....	\$	155.00
Project Manager.....	\$	145.00
Assistant Project Manager.....	\$	130.00
Assistant Project Manager - Admin.....	\$	100.00

Out-Of-Pocket Expenses

You agree to reimburse Murow Development Consultants for out-of-pocket costs. Such costs include, but are not limited to: travel, overnight mail & reprographics, mileage. Reimbursements will be billed at cost.

This proposal is valid until October 31, 2024. All work to be performed pursuant to this proposal is estimated to be completed within three years after an executed proposal or earlier. Once the proposal is executed, if all submittal materials are not available within six months of a signed proposal, this proposal is subject to a reprice.

We appreciate the opportunity to propose on your project. If you have any questions and/or concerns regarding the material on this proposal, please feel free to contact me at 949.988.3277 | crad@murowdc.com.

Respectfully submitted by,



Chris Rad | Director of Dry Utilities
DIRTONU, INC. dba Murow Development Consultants

Greg Perrine | CEO
DIRTONU, INC. dba Murow Development Consultants
License A (General Engineering Contractor) | No: 659969

Accepted by: **RIOS**
Job Name: **930 E 6th St**

Name: _____
Sabina Cheng

Date: _____

Title: _____

October 2, 2024

Rachel McLure
CIP Supervisor, Public Works Department
City of Corona
400 South Vicentia Ave
Corona, CA 92882

Sent via email: Rachel.McLure@coronaca.gov

**Additional Service Proposal # 03, Rev. 1
Incorporation of partial Santa Fe Depot
Corona City Park/ RIOS Project. No. 23202**

Dear Rachel,

We are pleased to provide you with this additional services proposal for Architectural design services for the Corona City Park project located in Corona, CA.

SCOPE OF WORK & SERVICES

RIOS will also be servicing the attached Environmental consultant proposals for the scope of services provided, attached in Exhibit G.

FEE SUMMARY

Environmental Consultant Fee (see Exhibit A, attached).....	\$ 60,893.00
<u>RIOS Administrative Fee (10% of consultant fee)</u>	<u>\$ 6,089.00</u>
Total for Additional Services.....	\$ 66,982.00

TERMS & CONDITIONS

1. This proposal is conditioned by the existing agreement between Rios, Inc. (RIOS) City of Corona, dated November 15, 2023. The terms and conditions of that agreement are incorporated into this agreement by reference.

Please call if you have any questions regarding this proposal. To authorize us to proceed with this work, please return a signed copy of this proposal.

I look forward to continuing our work with you on this project!

Sincerely,
RIOS

Bob Hale
Creative Director | Partner

CITY OF CORONA

Accepted By: _____

Title: _____

RIOS.com

Los Angeles 3101 West Exposition Place, Los Angeles, CA 90018, US
Austin 1711 E. Cesar Chavez Street, Suite B, Austin, TX 78702, US
Boulder 1980 8th Street, Boulder, CO 80302, US

London 68-80 Hanbury Street, London E1 5JL, UK
Singapore 1 Keong Saik Road, The Working Capitol, Singapore 089109, SG
Shanghai ANKEN Avenue, B-3G, 300 Jiang Chang West Road, Shanghai, CN





September 19, 2024

Sabina Cheng
RIOS
3101 W. Exposition Place
Los Angeles, CA 90018

Subject: Amendment No. 1 to Corona City Park Revitalization Project (Project Number: RIOS-01.0)

Dear Sabina:

PlaceWorks understands that the City of Corona is now proposing to relocate the Corona Santa Fe Depot, an historic train depot building, from its location at 150 Depot Drive to within the Corona City Park (proposed action). The proposed relocation is expected to be an additional component of the City Park Revitalization Project that was not previously analyzed in the CEQA Addendum being prepared by PlaceWorks and the ECORPs cultural resources assessment report for the Project. We understand that Corona Santa Fe Depot was recently evaluated in 2024 by a qualified architectural historian and found to meet the eligibility criteria for the California Register of Historical Resources (CRHR) as well as local City of Corona eligibility criteria, and is considered an Historical Resource in accordance with CEQA.

PlaceWorks understands that the proposed relocation of the building, regardless of how much of the buildings historical features or form is preserved during the move, will inevitably cause significant and unavoidable impact to historical resources due to the substantial loss of integrity by moving the train depot away from the train tracks and relocating it outside of its historical setting.

The City's General Plan for which the City Park Revitalization Project is tiered from, already concluded that there would be significant and unavoidable impacts to historical resources. Therefore, the City is aware of the implications of significant impacts to historical resources as a result of adding the proposed relocation to the project description. The following contract augment outlines the required additional scope and cost to amend the CEQA Addendum and Cultural Resource/Historic Evaluation Report to cover the proposed action.

Tasks

PROJECT MANAGEMENT

Additional project management and coordination is required given changes to the proposed project and the extension of the project timeline.

PROJECT KICK-OFF

This task is complete, and no changes are proposed to this task.

PRE-DESIGN SITE INVESTIGATION AND RESEARCH

This task is complete, and no changes are proposed to this task.

ENVIRONMENTAL ANALYSIS

See new subtasks below for cost modifications.



CULTURAL RESOURCES INVENTORY/HISTORIC EVALUATION REPORT

See new subtasks below for cost modifications.

IMPACTS REVIEW AND LETTER ADDENDUM (NEW TASK)

To support the findings under CEQA for the Project, as a sub-consultant to PlaceWorks, ECORP will prepare a brief impacts review and addendum letter to the existing archaeological and architectural resources inventory and evaluation report (ECORP 2024) to add a brief analysis of the proposed relocation into the existing project description, and include a finding of impact regarding the relocation. ECORP will utilize the existing evaluation report (South Environmental 2024) for the Corona Santa Fe Depot as the basis for historical information regarding the building.

ECORP historians will prepare a letter addendum to the existing archaeological and architectural inventory and evaluation report (ECORP 2024) to address the addition of the proposed relocation of the Corona Santa Fe Depot. ECORP will review, summarize, and reference the existing Historical Resources Assessment for the Corona Santa Fe Depot Project (South Environmental 2024) for the impacts review and letter addendum. The summary will include review and identification of historical significance, character defining features, and aspects of integrity. ECORP will include a brief description of the proposed relocation, using information provided by the City and/or the CEQA project team regarding the proposed disassembly, transportation, and reassembly for the building. Because relocating the building will inevitably remove the building from its historic setting adjacent to the railroad tracks, ECORP understands that the action will cause a significant and unavoidable impact to historical resources. As such, ECORP will not address in detail all of the proposed physical components of the building disassembly, transportation, and reassembly. Rather, ECORP will limit the impacts assessment to focus on effects of the relocation itself on historical resources, to support the findings in the CEQA document. ECORP will prepare a brief letter addendum that includes the impacts assessment, recommendations for adherence, wherever feasible, to the Secretary of the Interior's Standards for the building relocation, and recommendations for measures to mitigate those impacts, presumed to be HABS documentation and Interpretive Panels.

HABS DOCUMENTATION (NEW TASK - OPTIONAL)

Pursuant to the City of Corona's General Plan Technical Update and the Environmental Impact Report's (EIR) Mitigation Monitoring and Reporting Program (MMRP), the City of Corona identified that projects, such as the City Park Revitalization Project, may cause significant and unavoidable impacts to historical resources. Pursuant to compliance with CUL-3 for projects that will cause significant impacts, ECORP will prepare Historic American Building Survey (HABS) like documentation for the Corona Santa Fe Depot building, following the outline as stated in the CUL-3 measure. Per the outline in CUL-3, the HABS documentation will be prepared by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards (PQS) in architectural history. The HABS documentation will include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints by a professional historical photographer. And supplementary information such as building plans, elevations, and/or historic photographs. The HABS documentation will be produced on archival paper and offered to appropriate local, state, or federal institutions that may have interest in cataloguing the HABS document. ECORP can assist the City in identifying what institutions would most likely benefit from receiving the document, but ECORP understands the City has discretion on providing the documentation to those institutions.

INTERPRETIVE PANEL DESIGN (NEW TASK - OPTIONAL)

ECORP will prepare a design plan for one interpretive panel to be placed at the location of where the Corona Santa Fe Depot building stood prior to its relocation. The interpretive panel will be prepared using select current and historical images (that are not copyright inhibited) with brief narrative sentences written at the 5th grade reading level that highlight the historical significance of the depot building to the City of Corona. ECORP historians will develop the design for the panel and provide the City a draft for comment. ECORP will respond and make changes to one round



of edits on the draft, should they be requested. This cost does not include manufacturing or installation of the panel, but ECORP will provide the design to the City and/or any manufacturer as requested by the City.

ADDENDUM

Additional budget has been added to cover the revision of the project description and CEQA Addendum to include the relocation of the Corona Depot Building and the impact determinations identified in Task

Cost Estimate

Table 1 presents a summary of our requested contract amendment in the total amount of \$19,313 without Optional Tasks. PlaceWorks bills on a time and material basis.

TASK	REQUESTED CONTRACT AMENDMENT NO. 1
Project Management	\$4,406
Environmental Analysis	--
Cultural Resources Inventory/Historic Evaluation Report	--
Impacts Review and Letter Addendum	\$10,450
Optional Task - HABS Documentation	\$41,580
Optional Task - Interpretive Panel Design	\$11,000
CEQA Addendum	\$4,457
Total with Optional Tasks	\$71,893 \$60,893
Total without Optional Tasks	\$19,313

Respectfully submitted,

PLACEWORKS

Malia Durand, Associate Principal