

Fallbrook Regional HEALTH DISTRICT

AGENDA SPECIAL BOARD MEETING/WORKSHOP

Friday, March 11, 2022, 9:00 a.m.

Administrative Office, 1st Floor Community Room, 138 S. Brandon Rd., Fallbrook

In accordance with California Government Code Section 54953 teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar by using the following link: <https://us02web.zoom.us/j/86883656665>
Meeting ID: 868 8365 6665. Participants will need to download the Zoom app on their mobile device. Members of the public will also be able to participate by telephone using the following dial in information: Dial in #: (310) 372-7549, Passcode 660448.

A. CALL MEETING TO ORDER / ROLL CALL / ESTABLISH A QUORUM / PLEDGE OF ALLEGIANCE

A Special Meeting may be called at any time by the Chair, or three Board members, by delivering notice to each Board member and to each local newspaper or general circulation, radio, or television station requesting such notice in writing, personally or by mail. Such notice must be delivered personally or by mail at least twenty-four (24) hours before the time of such meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at special meetings. Such written notice may be dispensed with as to any Board member, who at, or prior to the time the meeting convenes, files with the Secretary a written waiver of notice. Such waiver may be given by telegram. Such written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes.

B. APPROVAL OF THE AGENDA

C. PUBLIC COMMENTS

Opportunity for citizens to speak on items of interest within subject matter jurisdiction of the District. Please note that, for comments made on items not appearing on the current agenda, the Board may take no action as to the comment at the current meeting (Gov't Code 54954.3[a]), and the Board is allowed only a brief response to the speaker's comment. For the record, please state your name. "Request to speak" cards should be filled out in advance and presented to the Board Chair or the recording secretary. The Board has a policy limiting any speaker to not more than five minutes.

D. DISCUSSION/POSSIBLE ACTION ITEMS

D1. Community Health & Wellness Center Development – Joe Lowe, Taylor Design

E. ADJOURNMENT

NOTE: I certify that on Thursday, March 10, 2022 I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, said time being at least 24 hours in advance of the meeting. The American with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied the benefits of District business. If you need assistance to participate in this meeting, please contact the District office 24 hours prior to the meeting at 760-731-9187.



Board Secretary/Clerk

January 13, 2022

Rachel Mason
Chief Executive Officer
Fallbrook Regional Health District
138 S. Brandon Road
Fallbrook, CA 92028

Via email:
rmason@fallbrookhealth.org

Re: Fallbrook Health and Wellness Center
1636 E. Mission Road
Fallbrook, CA 92028
Taylor Design Project Number: 5460.100

Dear Rachel:

Thank you for the opportunity to submit this proposal for Architectural, Interior Design, Hardware, Civil Engineering, Structural Engineering, Mechanical and Plumbing Engineering, Electrical Engineering, Food Service, Landscape Design, Fire Alarm and Fire Protection Engineering services in support of the and Design Strategy services in support of the Fallbrook Health and Wellness Center project in Fallbrook, CA.

PROJECT DESCRIPTION

This proposal is based on conversations and site visits with the Fallbrook Regional Health District. Project area includes the renovation of four (4) existing buildings and redesign of the existing parcel to include new outdoor event space, overflow parking, meditation garden, children's play area, walking and exercise trails, new covered walkway to connect Buildings 1 and 2 with Building 3, landscaped areas and two (2) parking lots. See attached Exhibit A delineating the Project Area of Work.

PROPOSED SERVICES

PRE-DESIGN PHASE

1. Conduct kickoff meeting with the Owner and selected User Group to discuss project objectives, stakeholder values, project team expectations, review project schedule, discuss deliverables, clarify field research, and coordinate engineer site investigations (1 meeting).
2. Obtain and review any expected growth projection information from the Owner for the areas of work.
3. Obtain and review copies of geotechnical, civil, landscape, structural, mechanical, plumbing, fire protection, electrical, low-voltage, fire alarm, kitchen, materials management, façade maintenance, hazardous materials, and architectural record drawings for the areas of work from the Owner in CAD or PDF format. If architectural record drawings are not available from the Owner, perform preliminary field survey to take rough measurements (length x width) and photographs of each room within Project Area of Work (1 site visit). The purpose of these rough measurements will be to calculate approximate overall square footage of spaces. A detailed building survey is not included and may be necessary in a later design phase to verify existing conditions with a higher degree of accuracy.
4. Conduct Design and Visioning Workshop with the Owner (1 meeting).
5. Perform field research.
6. Perform a site investigation with Engineering Consultants to determine existing infrastructure conditions and obtain general project information.
7. Synthesize research into themes, insights, early opportunity areas, and key ideas to define the project design strategy and experience characteristics.

8. Prepare preliminary space program information summarizing the quantitative and qualitative requirements for the project. Prepare programming questions and recommended changes for discussion with stakeholders
9. Meet with Owner and selected User Group to review design concepts, project narrative, workplace strategy, and preliminary space program information (1 meeting).
10. Revise space program information and develop diagrams for blocking, stacking, and adjacencies.
11. Revise space program, update visualizations, and develop conceptual test-fit plans showing room by room layout based on Owner input.
12. Coordinate with Design Team Engineers and Owner CM for additional input.
13. Revise conceptual test-fit plans based on Owner input.
14. Prepare draft Pre-Design submittal package including space program, blocking/stacking/adjacency diagrams, and conceptual plans.
15. Coordinate to finalize Basis of Design reports with Engineers.
16. Coordinate with Third Party for estimate of probable construction cost.
17. Meet with the Owner and selected User Group to review and approve Pre-Design submittal and discuss preliminary construction costs, schedule, and next steps (1 meeting).

SCHEMATIC DESIGN PHASE

1. Perform additional site visit with Engineers to confirm design consistency with existing conditions (1 site visit).
2. Obtain and review preliminary equipment information from the Owner for the areas of work.
3. Perform a code analysis of the areas of work to provide recommendations based on project specific requirements.
4. Prepare one (1) high-level finish palette option to provide a general sense of the project's proposed "look and feel" rather than selections for every type of necessary material at this time.
5. Develop one (1) floor plans based on concept/test-fit plan(s).
6. Meet with the Owner and selected User Group to review finish palette options and floor plans and select one for further development (1 meeting).
7. Prepare interior design model with one (1) design option.
8. Meet with the Owner and selected User Group to review design (1 meeting).
9. Refine selected floor plan, finish palette and design option and prepare preliminary food service equipment plan.
10. Meet with the Owner and selected User Group to review and signoff on final floor plan, finish palette and design option. Review preliminary food service equipment plan (1 meeting).
11. Prepare Schematic Design drawings including revised floor plan, ceiling plan, food service equipment plan as well as coordinate with engineers to develop geotechnical, civil, landscape, structural, mechanical, plumbing, fire protection, electrical, low-voltage, fire alarm, kitchen, materials management, and architectural basis of design narratives/sketches.
12. Prepare a preliminary table of contents for specifications.
13. Coordinate with Third Party for estimate of probable construction cost.
14. Meet with the Owner and selected User Group to review and approve Schematic Design set and review construction costs (1 meeting).

DESIGN DEVELOPMENT PHASE

1. Perform additional site visit to confirm design consistency with existing conditions (1 site visit).
2. Prepare 75% Design Development drawings including demolition plans, floor plans, reflected ceiling plans, interior elevations, and interior design plans. Coordinate with engineers to provide required accompanying design of engineered systems for the project.
3. Meet with Owner and selected User Group to review the 75% Design Development submittal (1 meeting).
4. Coordinate with Engineers to revise the drawings based on Owner input.
5. Coordinate with Third Party to update estimate of probable construction cost based on current set.
6. Meet with the Owner and selected User Group to review and approve the 100% Design Development submittal (1 meeting).

CONSTRUCTION DOCUMENT PHASE

1. Obtain most current Division 1 Specifications from the Owner for incorporation into the project manual of specifications.
2. Coordinate with Engineers to further develop geotechnical, civil, landscape, structural, mechanical, plumbing, fire protection, electrical, low-voltage, fire alarm and kitchen drawings.
3. Coordinate with the Owner's equipment vendor(s), furniture vendor, fire alarm vendor, roof warranty provider, consultants, and internal professionals to incorporate project requirements, drawings, specifications, and calculations prepared by others as applicable.
4. Prepare 50% Construction Document drawings including refined demolition and renovation plans, reflected ceiling plans, interior elevations, schedules, sections, details, finishes, and specifications. Documentation may be accomplished with annotated photographs or annotated record drawings at Taylor Design's discretion.
5. Coordinate with Engineers to revise the drawings based on Owner input.
6. Coordinate with Third Party to update estimate of probable construction cost based on the current set.
7. Meet with the Owner and selected User Group to review and approve the 100% Construction Document submittal (1 meeting).

AGENCY PHASE

1. Prepare one (1) initial submittal package(s) including drawings, applications, calculations, and project manual of specifications as applicable for review by County of San Diego (AHJ).
2. Process initial submittal with AHJ.
3. Revise drawings, applications, calculations, and project manual of specifications as applicable and prepare written responses to AHJ comments.
4. Prepare one (1) back-check submittal package(s) including drawings, applications, calculations, and project manual of specifications as applicable for review by AHJ.
5. Process back-check submittal with the AHJ.

BIDDING PHASE

1. Assist in the assembly of (1) set of bid drawings for distribution by the Owner.
2. Attend pre-bid meeting with the Owner to walk the area of work with the selected bidders (1 meeting).
3. Interpret bid documents to respond to bidder questions via one (1) bid addenda.
4. Assist the Owner with the evaluation of the bid responses.

CONSTRUCTION ADMINISTRATION PHASE

Many factors outside of the Architect's control influence construction phase design services so an allowance has been included based on the following scope of work:

1. Attend a pre-construction meeting with the Owner and Contractor to review infection control and facility coordination issues (1 meeting).
2. Respond to the Contractor's requests for interpretation, review shop drawings and submittals, issue clarifications, and review Contractor's pay applications as the work progresses.
3. Attend construction meetings with the Owner and observe the work as it progresses for general conformance to the approved drawings (32 meetings/visits).
4. Upon receipt of the Contractor's punch list of outstanding items, perform a site visit with Engineers to consolidate the site observations into final Project Punch List indicating required corrections. At that time, the Architect and its Consultants will determine the eligibility of issuing Substantial Completion (1 site visit).
5. Upon notification that the Project Punch List work is complete, attend a final walk-through of the project to verify the work is complete and to determine the eligibility of issuing the Final Verified Compliance Reports (1 site visit).
6. Construction administration services allowance is based on the following:

Construction Duration:	Not to exceed eight (8) months
Phases of Construction:	One (1) continuous phase
Meetings Included in Allowance:	Thirty-Five (35) including one (1) preliminary and one (1) final site visit for punchlist observations
Project Closeout Duration:	Not to exceed thirty (30) calendar days

Should this anticipated level of effort be exceeded or construction start be delayed by more than two (2) months, an Amendment to the Contract may be necessary.

CLOSE-OUT SERVICES

1. Review Contractor prepared as-built drawings, warranties, and other project closeout documents, as required by the Construction Documents.
2. Based on the Contractor's as-builts, prepare record drawings in PDF format and submit to the Owner. Contractor's as-built drawings shall include all modifications to the drawings based on field conditions, RFI's, or supplemental instructions during construction.

CONDITIONS

1. Areas of work included in the scope are only those described herein. Should any subsequent spaces, occupants, or building systems require modification to accommodate the work described, additional scope and fees may need to be added to the Contract.
2. Services required due to significant changes in the project size, quality, complexity, schedule, or method of delivery/bidding may require additional scope and fees be added to the Contract.
3. The total numbers of meetings and/or site visits are only those described herein.
4. The Architect assumes the rendering of professional services continuously throughout the duration of the project. Should the Owner suspend development of the Project for longer than three (3) months and elect to resume progress, Architect and Consultants shall be compensated for reasonable resumption costs.
5. The Architect and Engineers will make a reasonable attempt to verify the above-ceiling conditions which can be observed based on the access points provided by the Owner. If visibility is limited due to ceiling plenum obstructions and/or the location of access points is insufficient for testing, inspections or observations, the Owner will provide additional access points or a safe means of accessing the above-ceiling space for

observation. If these provisions are not provided, Owner shall consider these areas existing unforeseen conditions and shall assume their risk.

6. The Owner will provide a building maintenance representative to admit access to all portions of the building required for the work, answer questions on site, and provide any known updates to the systems' record drawings.
7. The Owner will forward the completed drawings sets to the necessary stakeholders (Admin, IT, Materials Management/Housekeeping, Interiors, Infection Control, Safety, Engineering, Environmental Health & Safety, etc.) for input and approval prior to start of the subsequent phase to efficiently incorporate comments. Individual meetings with each department are not included.
8. Owner requested change requests, substitutions, and/or value engineering after completion of the Construction Document phase are not included.
9. The Architect and Engineers are not responsible for issues related to hazardous materials as defined by the Environmental Protection Agency or any other public authority. Hazardous materials surveys and procedures provided by the Owner for inclusion in the contract documents are not reviewed by the Architect or its Consultants. Similarly, submittals that include Material Safety Data Sheets (MSDS) are also not reviewed by the Architect or its Consultants. The Owner will provide services for the testing and mitigation.
10. The Owner will contract directly with a licensed Geotechnical Engineer for soil analysis and detection of hazardous materials and will report its findings to the Design Team for their use. The Civil and Structural Engineers shall have access to coordinate with the Geotechnical Engineer for basis of design parameters associated with site preparation or structural systems.
11. A site topographic survey is included in the consultant scope of services. Sub-surface investigation to identify existing utilities is not included. It is assumed that the utilities necessary are readily available on the project site. The Owner will identify preferred points of connection for utilities, as necessary.
12. The Architect assumes that all accessible items along the path of travel to the project area are currently compliant. Should site investigations, agency interpretation, or Owner info be provided which require these items be upgraded with the project, an amendment will be required.
13. Furniture Dealer(s) will be contracted directly with the Owner.
14. It is assumed that Systems Furniture Drawings, if needed, will be provided by the selected furniture dealer.
15. It is assumed that selected Furniture Dealer(s) will coordinate with the Owner directly for all logistics, including but not limited to dates and times for trial delivery, trial pick-up, final order, payment, shipment, and installation.
16. Inventory, assessment, or relocation of existing furniture is included.
17. It is assumed that the selected furniture dealers will coordinate with the Owner directly for all logistics, including but not limited to dates and times for trial delivery, trial pick-up, final order, payment, shipment, and installation.
18. Coordination of sample chair 'shows' for furniture trials, or organization of furniture showroom visits, are not included.
19. Signage design is limited to room identification signs, regulatory signs, and code required signs based on Owner's provided signage design criteria package.
20. The drawings will be assembled by the Design Team in Revit format.
21. Telecommunication, Fire Alarm, Security, and other low-voltage systems design includes pathways and backboxes only. The Owner will provide equipment specification, design, and installation of all cabling, devices, and equipment.
22. Owner will provide a Commissioning Agent who will provide commissioning in accordance with CalGreen and Title 24.

23. Fire alarm and fire sprinkler design, documentation, agency approval, and installation to be provided by the selected Contractor. Engineering services include design-build performance specifications, peer review of the design-build drawings, and submittal review.
24. Services related to unfavorable entitlement negotiations, appeals, and submission to the City Council or Planning Commission are not included.
25. It is assumed that one (1) bid package will be distributed for the project. Subsequent bid packages will require an Amendment to the Contract.
26. The Contractor will coordinate RFI's, submittals and shop drawings with trades prior to submission to Architect. More than one resubmittal due to lack of Contractor's preparation will be considered excessive and may require an Amendment to the Contract.
27. The selected Contractor will prepare and distribute construction phase meeting minutes.
28. Contractor requested deviations from the requirements of the approved construction documents will be considered a substitution request.
29. Providing details for the repair of defective construction is not included.

OPTIONAL SERVICES

The following services are not included for the project but can be provided as an additional service:

1. Additional meetings, site visits, field verification or punch lists exceeding those described herein.
2. Site development work including, soil engineering, arborist, building demolition, and environmental documentation and/or approvals are not included in the scope of work.
3. Investigative surveys or detailed drawings of existing structures on the project site to be razed.
4. Geotechnical engineering, soil analyses, hazardous materials investigation, traffic engineering, or sub-surface investigation to identify existing utilities.
5. Consultation with regulatory agencies other than those described herein such as CDPH, CEQA, NEPA, BCDC, SHPO, etc.
6. Creation and use of a multi-disciplinary integrated Building Information Model (BIM) and electronic clash detection services.
7. Development of construction documents using the Owner's proprietary CAD or BIM standards or coordination with the Owner's BIM or CAFM implementation program.
8. Creation of Edge of Slab drawings for the Contractor's use in coordinating with subcontractors.
9. The design of sustainable elements to meet the certification requirements of programs such as LEED, Green Globes, Energy Star, or other rebate programs.
10. Commissioning services.
11. Vibration testing, 3D laser scanning, concrete slab rebar scanning of the existing conditions.
12. Specialty lighting design or design of custom light fixtures.
13. Exterior building signage, site wayfinding, electronic signs, temporary signs, donor elements, and original sign designs.
14. Furniture bidding submittal, review and negotiations.
15. Submittals for Alternate Methods of Compliance with AHJ.
16. Historical studies of the building or site.
17. Accessibility study or upgrades to the building, site or parking beyond the project boundaries.
18. Production of renderings, virtual 3D models, animations, videos, or physical scale models.

CONSULTANTS

The following Consultants have been selected to assist the Architect on the project:

Structural:	Aark Engineers 1870 Cordell Court, Suite 202 El Cajon, CA 92020 619 312 6336 Aaron Steele	Mechanical, Electrical & Plumbing and Fire Alarm & Fire Protection	PBS Engineers 2100 E. Route 66, Suite 210 Glendora, CA 91740 626 650 03504 Ramon Camacho
Landscape:	In-Site Landscape Architecture, Inc. 2907 Shelter Island Drive #105-417 San Diego, CA 92106 619 795 7603 Tim Jachlewski	Civil:	Kettler Leweck Engineering 1620 5 th Avenue, Suite 675 San Diego, CA 92101 619 269 3444 ext. 3 Armando Urquidez

FEES

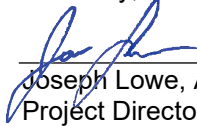
A. Based on the Scope of Work and Conditions described above, the fee for Professional Services is proposed on a fixed fee basis as follows:

	Pre-Design	Schematic Design	Design Development	Construction Documents	Agency & Bidding	Construction Administration & Close-out	TOTAL
Taylor Design (AOR)	\$54,634	\$94,146	\$86,110	\$120,005	\$43,795	\$113,480	\$512,170
Kettler (CE)	19,200	7,000	16,900	62,500	0	14,400	120,000
In-Site (LSA)	0	11,960	12,880	28,060	0	5,520	58,420
Aark (SE)	0	0	10,400	28,600	2,600	10,400	52,000
PBS (MEP)	0	37,600	35,475	54,000	0	22,425	149,500
<i>Allowance (Foodservices)</i>	<i>0</i>	<i>0</i>	<i>5,000</i>	<i>15,000</i>	<i>0</i>	<i>0</i>	<i>20,000</i>
<i>Allowance (Specs)</i>	<i>0</i>	<i>0</i>	<i>5,000</i>	<i>5,000</i>	<i>0</i>	<i>0</i>	<i>10,000</i>
SUBTOTAL	\$73,834	\$150,706	\$171,765	\$313,165	\$46,395	\$166,225	\$922,090
				Estimated Reimbursable Expenses, NTE			43,756
						TOTAL	\$965,846


- B. Reimbursable expenses are charges in addition to the fee for Professional Services and will be billed monthly at cost plus 10% administrative mark-up. Reimbursable expenses include costs for travel (rental car or transportation, mileage, hotel, parking, gas, meals), reproduction and photographic services, large format plotting, delivery and mail services, and the like, as permissible by the Owner's Master Agreement, if provided.
- C. The Owner shall provide direct payment of all required agency fees associated with the project. At the Owner's request, Taylor Design can provide payment for plan review fees as a reimbursable to the project and in addition to the estimated reimbursable fees indicated within this proposal. Permit fees will be billed at cost plus 10% administrative mark-up.
- D. Hourly rates for architectural services are included as Exhibit B.
- E. This proposal remains valid 60 days from issuance.

Thank you for the opportunity to be a part of this project. Please feel free to call should you like to discuss any portion of this proposal. If it is acceptable to you, please issue your standard Professional Services Consulting Agreement for our signature via email to Contracts@WeAreTaylor.com. Should DocuSign be the preferred distribution option, please send directly to: jgresko@wearetaylor.com

Sincerely,









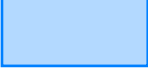


Joseph Lowe, AIA, LEED AP, DBIA
Project Director | Office Leader – San Diego
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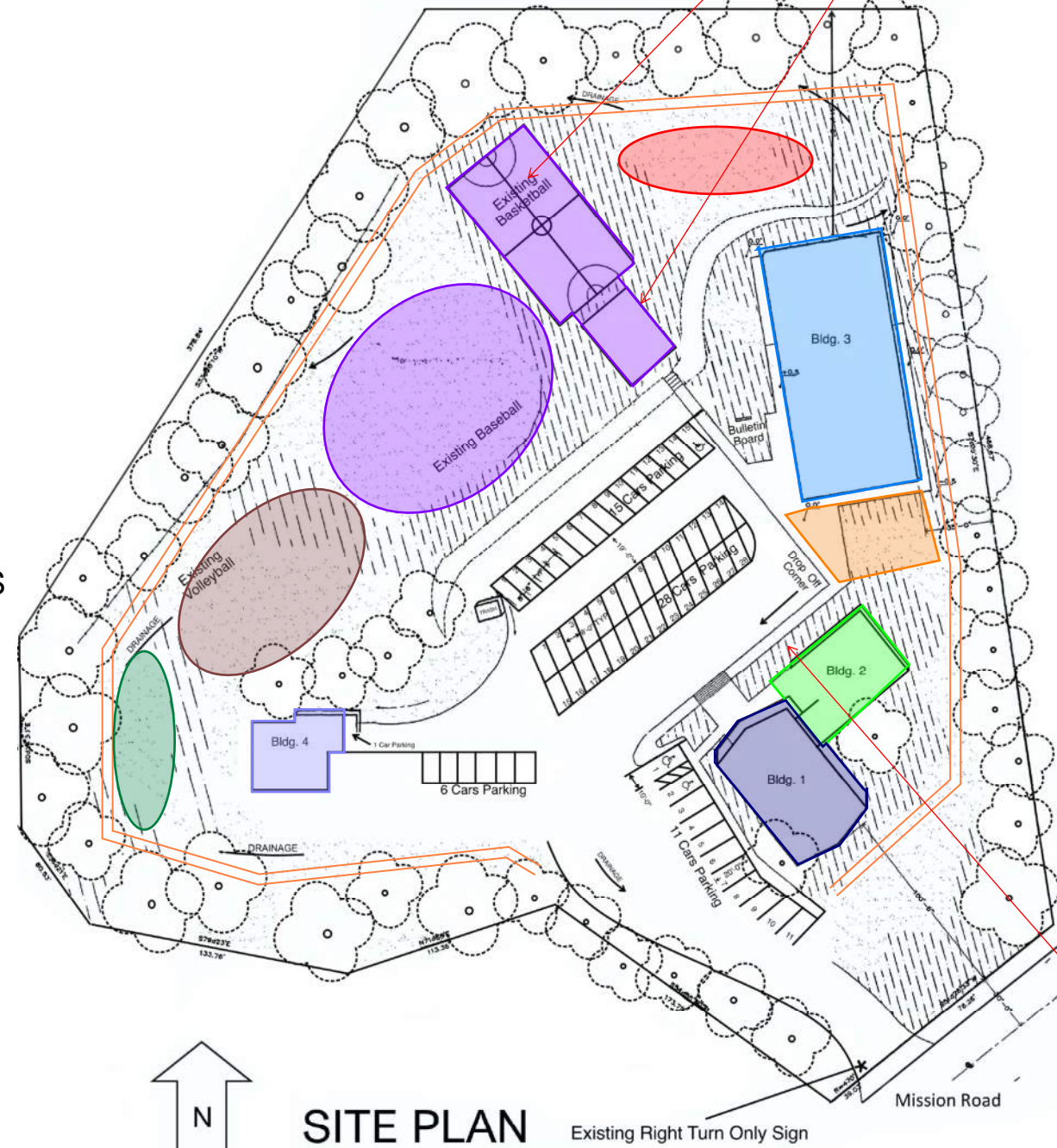


John Gresko, AIA, LEED AP
Principal | Regional Director, SoCal
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jgresko@WeAreTaylor.com

Attachments:	Exhibit A	Project Area of Work
	Exhibit B	Taylor Design 2022 Billing Rates
	Exhibit C	Kettler Leweck Engineering Proposal, 10/20/2021 (ref only)
	Exhibit D	In-Site Landscape Architecture, Inc. Proposal, 10/15/2021 (ref only)
	Exhibit E	Aark Engineers Proposal, 10/20/2021 (ref only)
	Exhibit F	PBS Engineers Proposal, 10/21/2021 (ref only)

LEGEND
CONCEPTUAL SITE IMPROVEMENTS:

-  - EXERCISE WALKING PATH
-  - MEDITATION GARDEN
-  - BUILDING 4
- CLINICAL SCREENING
- PHYSICAL THERAPY TRAINING ADL
-  - OVERFLOW EVENT PARKING
- LANDSCAPE PAVERS
-  - OUTDOOR COMMUNITY EVENT SPACE
-  - YOUTH PLAY AREA/ GARDEN
-  - BUILDING 3 TEACHING ENVIRONMENTS
- FLEXIBLE SPACES
- FINANCIAL LITERACY
- DIABETES PREVENTION/SELF MANAGEMENT
- MENTAL HEALTH ADVOCACY
- HEALTHY FOR LIFE
- FIT & B STRONG
- SUPPORT GROUPS
- EXERCISE/ARTS & CRAFTS
- YOUTH SOCIAL PROGRAM
-  - CAFE / RETAIL CART
-  - BUILDING 2 HEALTHY HEART
- DEMO KITCHEN
-  - BUILDING 1 INDOOR COMMUNITY EVENT SPACE
- LARGE EDUCATION PROGRAMS
- MULTI-PURPOSE ROOM



SITE PLAN

Community Event Space:
Existing basketball hoops and pavement striping to be removed. Concrete to remain.

Community Event Space:
Steel structure to remain. Will function as serving area for adjacent event space. Planting area near structure to remain.

PROJECT DATA

OWNER: FALLBROOK REGIONAL HEALTH DISTRICT
1636 E. MISSION RD.
FALLBROOK, CA 92026

A.P.N.: 105-092-22

ACRES: 4.813

RECORD ID: PDS2019-MUP-76-141W2

DRAWING INDEX

- 1 SITE PLAN / OUTLINE SPECIFICATION / PROJECT DATA
- 2 EASEMENTS

PROJECT SUMMARY

ZONING:	RURAL RESIDENTIAL
SITE AREA:	209,654 S.F.
BUILDING 1 SEATING:	200
BUILDING 1 NON-SEATING:	1620 S.F.
PARKING PROVIDED:	61 CARS
STALL SIZE:	8'6 X 18'
BUILDING AREA:	BLDG 1: 3150 S.F.
	BLDG 2: 2110 S.F.
	BLDG 3: 7529 S.F.
	BLDG 4: 27601 S.F.
GROSS BUILDING AREA:	15549 S.F.
BUILDING COVERAGE:	15569 S.F.
LANDSCAPE AREA REQUIRED:	52414 S.F.
LANDSCAPE AREA PROVIDED:	172868 S.F.
COMMON OPEN SPACE:	12472 S.F.
USEABLE OPEN SPACE:	19482 S.F.
HARDSCAPE (DRIVES/SIDEWALKS):	4823 S.F.

Overhead structure and new exterior pathway connecting Buildings 1 & 2 to Building 3



2022 Professional Services Rate Schedule

<u>Title/Job Classification</u>	<u>2022</u>
Principal	\$ 275.00
Project Director	\$ 240.00
Senior Project Manager	\$ 215.00
Project Manager	\$ 190.00
Senior Project Architect	\$ 225.00
Project Architect	\$ 205.00
Architect	\$ 170.00
Senior Construction Specialist	\$ 225.00
Construction Specialist	\$ 205.00
Senior Job Captain	\$ 170.00
Senior Project Designer	\$ 215.00
Project Designer	\$ 185.00
Designer	\$ 170.00
Senior Interior Designer	\$ 200.00
Lead Interior Designer	\$ 180.00
Interior Designer	\$ 160.00
Interior Design Assistant	\$ 135.00
Senior Strategist	\$ 185.00
Strategist	\$ 170.00
Job Captain	\$ 160.00
Design Assistant	\$ 135.00
Intern	\$ 100.00
Project Administrator	\$ 155.00
Project Assistant II	\$ 125.00
Project Assistant I	\$ 100.00

Rates change annually at January 1

Reimbursable expenses billed at 1.10 times Taylor Design's cost.

KETTLER  LEWECK
ENGINEERING

File: P052-2021

October 19, 2021

Gabe Legaspi
Taylor Design
2825 Dewey Road, Suite 200
San Diego, CA 92106

RE: Proposal for Civil Engineering and Survey Services – Fallbrook Wellness Center

Dear Mr. Legaspi,

Please find enclosed our proposal for civil engineering and survey services to assist Taylor Design (TD) with the proposed project. We have based our scope of work and fixed fee and time-and-materials, not-to-exceed budgets on the information we received via e-mail and our experience on other projects.

Our attached scope of work describes our services in more detail. Please do not hesitate to contact us if you have any questions or if you need additional information.

Sincerely,



Steven Kettler, P.E.
Principal



SCOPE OF WORK
CIVIL ENGINEERING AND SURVEYING SERVICES
FALLBROOK WELLNESS CENTER
(4.8 Acres – Gross)
FALLBROOK, CALIFORNIA

The following scope of work based on information provided by Taylor Design (TD) on October 13, 2021. KLE will assist TD and their consultant team thru the design, permitting, and construction of the project.

In general, our services are proposed to assist TD and their consultant team with the Base Mapping Phase, Schematic Design (SD) Phase, Design Development (DD) Phase, Construction Document (CD) Phase, and Bid and Construction Administration (CA) Phase. KLE will specifically assist with the following:

I. BASE MAPPING SERVICES PRE-DESIGN PHASE

A. Aerial Topographic Survey
Perform aerial control survey setting six (6) aerial targets. Aerial targets will be tied to the boundary survey. Basis of Elevations for this survey will be County of San Diego Vertical Datum. Survey data will be analyzed and transmitted to Photo Geodetic for processing and preparation of aerial topo. Topographic survey will be prepared at a scale of 1" = 20' with one-foot contour intervals. The topographic survey will also include collecting survey data along the perimeter of the site along 12th and 13th streets. Survey will locate existing sewer and storm drain manholes, fire hydrants, above ground water appurtenances, and dry utilities. Includes invert elevations.

FIXED FEE \$ 7,200

B. Partial Boundary Survey
Perform a Partial Boundary Survey of the project site. The survey will locate record and non- record monumentation to determine boundary survey from record data only. The Basis of Bearings for this survey will be the California Coordinate System NAD 83, Zone 6. The survey will include only one lot (APN 108-092-22). The boundary survey will be analyzed, and a survey plat prepared for future use. No monumentation will be set as part of this survey. Includes plotting record easements identified in a title report provided by the client.

FIXED FEE \$ 2,500

- C. Supplemental Topographic Survey
 Perform supplemental topographic survey within the limits of the site as needed to support the design. A maximum of two days of field surveying and office support is included.

This survey is on a time and materials basis.

TIME-AND-MATERIALS \$ 5,000

- D. Existing Utility Research
 Research the County of San Diego and Water District records to obtain as-built information for the site (including private wet utilities and storm drain) improvements, if any. Also includes review of site drawings provided by TD and/or the owner.

FIXED FEE \$ 2,000

- E. Base Plan Preparation
 Utilizing the information from above, prepare a base file including the topographic survey, project's partial/record boundary, easements from the Client provided title report, record utility information obtained from the County of San Diego, the Water District, and TD/owner. The Base Plan will be utilized in the design efforts.

FIXED FEE \$ 2,500

ITEM I FIXED FEE	\$ 14,200
<u>ITEM I TIME-AND-MATERIALS</u>	<u>\$ 5,000</u>
ITEM I TOTAL	\$ 19,200

Deliverables:

1. One existing condition base map/plan and file.

II. SCHEMATIC DESIGN (SD) PHASE

Provide miscellaneous civil engineering design services to assist TD and the consultant team during the Schematic Design (SD) Phase of the project. The scope will include miscellaneous services focused on grading, drainage, and stormwater input. Excluded are services to prepare any calculations, design, or plans.

Included is a budget of 40-hours of labor.

TIME-AND-MATERIALS \$ 7,000

ITEM II FIXED FEE	\$ 0,000
<u>ITEM II TIME-AND-MATERIALS</u>	<u>\$ 7,000</u>
ITEM II TOTAL	\$ 7,000

Deliverables:

1. No deliverables.

III. **DESIGN DEVELOPMENT (DD) PHASE**

Provide civil engineering design services to assist TD and the consultant team with the DD Phase of the project. The scope will include the proposed minor site design improvements and amenities including storm drain improvements and post-construction BMPs. The services included are more specifically described below. Services do not include significant alternative site plan options and/or designs. The services included are more specifically described below:

A. Preliminary Grading, Drainage, Wet Utility, and Post-Construction BMP Plan

Provide services to prepare a preliminary grading, drainage, wet utility, and post-construction design and DD plan set. The civil plan sheets anticipated include:

- Existing Condition Plan Sheet.
- Precise Grading and Private Drainage Plan Sheet(s).
- Private Wet Utility Plan Sheet.
- Drainage Management Area (DMA) Plan Sheet.

Included is a budget of 60-hours of labor.

TIME-AND-MATERIALS \$ 10,000

- B. Preliminary Hydrology Calculations: Prepare Preliminary Hydrology Calculations ONLY to assist with the preliminary grading and drainage design. These calculations will be limited to documenting the existing and proposed drainage basins, as well as the existing and developed peak flows. This information will help confirm the approximate size of the required onsite detention for the increase in the larger storm runoff due to development of the site, if any. Excludes any drainage analysis to existing offsite facilities. Included is a budget of 16-hours of labor.

TIME-AND-MATERIALS \$ 2,400

- C. Preliminary Stormwater Calculations: Prepare a Preliminary Stormwater Quality Management Plan (SWQMP), Calculations ONLY, in accordance with the County of San Diego's current stormwater requirements to support the schematic design. Included are services to coordinate the harvest & use and infiltration requirements with the landscape architect, geotechnical consultant, and TD if the Priority Development Project definition is triggered. Included is a budget of 16-hours of labor.

TIME-AND-MATERIALS \$ 2,400

D. Meetings and Consultant Coordination

Attend meetings and coordinate with TD and the design team during the Design Development Phase. Also included is the coordination of the required dry utility and gas design by others. Included is a budget of 12-hours of labor to attend meetings.

TIME-AND-MATERIALS \$ 2,100

ITEM III FIXED FEE \$ 0,000

ITEM III TIME-AND-MATERIALS \$ 16,900

ITEM III TOTAL \$ 16,900

Deliverables:

1. One Civil Engineering DD plan sheets with grading, storm drain, wet utilities, surface improvements, and post-construction BMPs.

IV. **CONSTRUCTION DOCUMENT (CD) PHASE**

A. Supplemental Field Survey

Provide services to collect supplemental survey as may be needed to support the final engineering design effort, a budget of one (1) day of field survey and office calculations is included.

TIME-AND-MATERIALS \$ 2,400

B. Rough Grading Plans (to support the County of San Diego's Grading Permit Process/Application Requirements)

KLE proposes to prepare and process one set of Grading Plans to show the precise grading of the onsite private improvements. This plan set would be utilized to obtain the County of San Diego required Grading Permit and can be included in the TD's building department plan set as reference. KLE will prepare the following:

1. Demolition Plan Sheet

Prepare a demolition plan sheet. This plan will identify the civil related items only to be demolished. This plan will also identify existing "civil" improvements to remain.

2. Public Grading Plan Sheets

Prepare 1" = 20' scale (24" x 36") Public Grading Plan sheets for the precise grading of the on-grade improvements, the private back bone storm drain facilities, and the post construction BMPs. The grading plan sheets can include the location and elevation of the retaining walls, (for approval and permit to be included in the Building Permit application by others). Structural design of the retaining wall and wall permitting is excluded from this scope as it is assumed these services will be provided by others. Included is one earthwork takeoff.

3. Erosion Control Plan Sheets

Prepare 1" = 40' scale Erosion Control Plan sheets. The scope of the erosion control will be mechanical devices (i.e., gravel bags) and temporary hydroseeding. Permanent landscape and irrigation are assumed to be prepared by others and included in the building department plan set.

4. County of San Diego Bond Estimate

Prepare one bond estimate associated with the rough grading plan.

5. Encroachment Permit in the City Right-of-Way

Coordinate with the County of San Diego, the Encroachment Right-of-Way Permit for work within the easement and/or right-of-way, if any.

6. Grading Permit Applications

Prepare all necessary documents required for the first County of San Diego Grading Permit submittal.

FIXED FEE \$ 20,000

C. Technical Studies

1. Final Drainage Study

Prepare one Final Drainage Study to include hydraulic calculations and to support the design of the proposed private storm drain facilities. The scope of this study assumes that existing drainage facilities have adequate capacity to support the project. Services exclude all offsite drainage calculations, studies, and improvements.

2. Final Stormwater Quality Management Plan (SWQMP-SDP)

Prepare one Final Stormwater Quality Management Plan (SWQMP) based on the current County of San Diego stormwater manual and template for a Standard Development Project (SDP). Excludes the preparation of one Storm Water Management & Facilities Maintenance Agreement. Refer to the Optional Services section for the scope and cost associated with a Priority Development Project (PDP) stormwater report.

3. Storm Water Pollution Prevention Plan (SWPPP)

It is assumed that the total disturbed area will be more than one (1) acres and that a SWPPP will be required. Therefore, the services include preparing one Notice of Intent (NOI) for the project. Also included is the preparation of one SWPPP for the project as a Qualified WSPPP Developer (QSD). Finally, the services include assisting the Owner with their responsibility to upload the NOI and SWPPP onto the State's SMARTS system.

All fees to be paid to the State of California are not included.

All Qualified SWPPP Practitioner QSP services to implement and maintain the construction BMPs including the preparation of rain event action plans, quarterly reports, and annual reports are excluded.

FIXED FEE \$ 18,000

D. Grading Plan and Technical Report Processing

Process the public grading plan and technical reports with the County of San Diego. It is assumed that the County of San Diego will require their typical three plan check cycle process. Included is a maximum of 100-hours of labor to address County of San Diego plan check comments. Excluded are services to incorporate significant redesign of the project.

TIME-AND-MATERIALS \$15,000

E. Meetings and Consultant Coordination

Meetings and Consultant Coordination noted below is based on an assumed schedule (i.e., assumed 12 months for Grading Permit design and permitting).

1. Meetings

Provide services to attend meetings with TD and the consultant team. Included is a budget of 36-hours of labor (12 meetings maximum at 1 hours/per meeting) to attend meetings.

TIME-AND-MATERIALS \$ 2,100

2. Consultant Coordination

Provide services to coordinate with the various design consultants involved with the production of the construction documents. The services include coordination with the dry utility consultant for their efforts related to the design of the gas, electric, and communication facilities, the landscape architect to coordinate the hardscape and landscape design, the geotechnical consultant, the MEP, and project architect. Included is a budget of 30-hours of labor to attend meetings.

TIME-AND-MATERIALS \$ 5,000

ITEM IV FIXED FEE	\$ 38,000
<u>ITEM IV TIME-AND-MATERIALS</u>	<u>\$ 24,500</u>
ITEM IV TOTAL	\$ 62,500

Deliverables:

1. Copy of the County Grading Plan at each Agency submittal.

2. Copy of the Bond Estimates at each Agency submittal.
3. Copy of the Drainage Study and SWQMP at each Agency submittal.
4. Copy of the EMRA at each Agency submittal.
5. Copy of the SWMDCMA at each Agency submittal.
6. Copy of the SWPPP.

V. BID & CONSTRUCTION ADMINISTRATION (CA) PHASE

KLE will provide the following services relative to the construction of the grading and improvements shown on the civil engineering drawings (i.e., the County Grading Plan).

A. Bid RFI's

Provide services during the bid phase to clarify requests for information and to attend a pre-bid conference. Included is a budget of 4-hours of labor.

TIME-AND-MATERIALS \$ 700

B. Construction Meetings

Attend construction meetings, as requested. Included is a maximum of 3 meetings at 4 hours per meeting (a total of 13-hours of labor) to attend meetings.

TIME-AND-MATERIALS \$ 2,100

C. Construction Coordination/Support and Minor Plan Changes

Provide clarification of the civil drawings, as needed. Also included are services to visit the site, coordinate and implement minor plan changes to the civil engineering drawings (as requested by the Client and Client's contractor), review submittals, and assist with RFIs. Included is a maximum of 40-hours of labor to coordinate plan changes.

Note: Services exclude the preparation and processing of formal construction changes with the County of San Diego and/or the Ramona Water District. If a construction change process is required, KLE will provide a separate scope and fee for this effort.

TIME-AND-MATERIALS \$ 6,600

D. As-Builts

Provide services to prepare and process the as-built drawings for the County Grading Plan with the County of San Diego and the Water District. These services are based on redline as-builts being provided by the contractor.

FIXED FEE \$ 5,000

ITEM V FIXED FEE \$ 5,000

ITEM V TIME-AND-MATERIALS \$ 9,400

ITEM V TOTAL \$ 14,400

Deliverables:

- 1. Copies of the revised drawings.
- 2. Copy of the as built “redlines” for the County Grading Plan as obtained from the contractor and as submitted to the Agencies for processing.
- 3. Copy of the final as-builts for the County Grading Plan.

TOTAL FIXED FEE (FFE)	\$ 57,200
TOTAL TIME-AND-MATERIALS (T&M)	\$ 62,800
TOTAL	\$120,000

VI. REIMBURSABLES

Reimbursable costs associated with computer plotting of submittal drawings, bond copies, delivery services, and other miscellaneous direct costs will be billed on a time and materials basis at cost plus 10-percent.

OPTIONAL SERVICES

- A. Priority Development Project SWQMP Template Report (\$7,500)
Prepare one Final Stormwater Quality Management Plan (SWQMP) based on the current County of San Diego stormwater manual and template for a Priority Development Project (PDP). Includes the preparation of one Storm Water Management & Facilities Maintenance Agreement.

CLARIFICATIONS AND EXCLUSIONS

1. The scope of work was developed based on the preliminary site information provided by Taylor Design.
2. KLE understands that they will receive a hard copy and digital copy (AutoCAD) of the following:
 - Building footprint and project architect's site plan tied to the survey control and CAD base file.
 - Location of all landscaping, minor drainage systems, accessible routes of travel, and decorative flat work design from project architect or the project's Landscape Architect. This includes horizontal control of all sidewalks, special paving bands, benches, brick pavers and miscellaneous ornamental improvements.
 - Location of all building and parking structure wet utility connections and inverts.
3. All standard details for the civil site improvements will be identified with reference to the San Diego County Regional Standard Drawings (SDRSD), Water District Drawings and Specifications, and the Green Book Specifications. KLE will provide details only for items not covered in the SDRSD.
4. Processing of the County grading plan is based upon the Agency's typical (3) plan check review cycle.
5. It is understood that all water, sewer, and storm drain facilities exist within or very near the site area and have enough capacity to service the proposed project and that all the onsite wet utilities will be private.
6. It is understood that a separate demolition permit is not required at this time.
7. It is understood that Taylor Design has a cost estimator or will have a contractor responsible for all cost estimating efforts.
8. The services associated with the County grading plan, including the preparation, and processing of the plans, assume a single-phase construction for the grading and private backbone storm drain facilities.
9. It is understood that all on-site improvements (i.e., sewer, water, and storm drain facilities) will be private except for the fire water main to the proposed fire hydrant.
10. It is assumed that the entire site will be designed as one phase but permitted in one grading plan set.
11. Title reports, processing fees, permit fees, and/or inspection fees are assumed to be provided by the Client.

12. All County of San Diego fees are excluded.
13. The proposed fire lane and truck access is assumed to be provided by Taylor Design.
14. This proposal excludes a Downstream Channel Assessment and Report.
15. Services exclude the following:
 - County entitlement application.
 - Public improvement plans.
 - Civil engineering building department plan sheets.
 - Water and sewer studies.
 - Traffic studies.
 - Traffic Signal Modification Plans.
 - Bike lane design and striping.
 - Structural design and permitting of all retaining walls.
 - Landscape Architectural services.
 - Dry Utility services, plans and permits and associated easement design and processing.
 - Geotechnical Engineering services.
 - Formal boundary survey and final mapping not specifically included in the scope of work.
 - Services exclude 3D modeling.
 - Construction staking services. A proposal for these services can be provided once the final design services are substantially complete.
 - Design of all “offsite” improvements.
 - Preparation of formal on-site and offsite water and sewer studies.
 - Preparation of separate cost estimates (other than the Agency required bond estimates).
 - All QSP services.



SCOPE OF WORK
CIVIL ENGINEERING AND SURVEYING SERVICES
FALLBROOK WELLNESS CENTER
(4.8 Acres – Gross)
FALLBROOK, CALIFORNIA

FEE AND T&M BUDGET

I.	Base Mapping Phase (T&M)	
A.	Aerial Topographic Survey	\$ 7,200
B.	Partial Boundary Survey	\$ 2,500
C.	Supplemental Topographic Survey	\$ 5,000
D.	Existing Utility Research	\$ 2,000
E.	Base Map Preparation	<u>\$ 2,500</u>
		\$ 19,200
II.	Schematic Design (SD) Phase (T&M)	
A.	Pre-Design/Schematic Design Services	<u>\$ 7,000</u>
		\$ 7,000
III.	Design Development (DD) Phase (T&M)	
A.	Design Development Plans/Updated MUP Plans	\$ 8,000
B.	Preliminary Drainage Calculations	\$ 2,400
C.	Preliminary SWQMP Calculations	\$ 2,400
D.	Meetings and Consultant Coordination	<u>\$ 2,100</u>
		\$ 16,900
IV.	Construction Document (CD) Phase	
A.	Supplemental Topography (T&M)	\$ 2,500
B.	Public Grading Plans	\$ 20,000
	1. Demolition Plan Sheet	
	2. Public Grading Plan Sheet	
	3. Erosion Control Plan Sheet	
	4. Bond Estimate	
	5. EMRA	
	6. Grading Permit Applications	
C.	Final Technical Studies	\$18,000
	1. Final Drainage Study	
	2. Final SWQMP	

3. Final SWPPP & NOI		
D.	Grading Plan and Technical Report Processing (T&M)	\$15,000
E.	Meetings and Consultant Coordination	
	1. Meetings (<u>T&M</u>)	\$ 2,100
	2. Consultant Coordination (<u>T&M</u>)	<u>\$ 5,000</u>
		\$ 62,500
V.	Construction Administration (CA) Phase	
A.	Bid RFI's (T&M)	\$ 700
B.	Construction Meetings (<u>T&M</u>)	\$ 2,100
C.	Minor Plan Changes and Coordination (<u>T&M</u>)	\$ 6,600
D.	As-Builts (2 sets)	<u>\$ 5,000</u>
		\$ 14,400
	TOTAL	\$120,000
VI.	Reimbursable Expenses	Cost Plus 10%

NOTE: The individual scope sections, listed in Items I – V, are based on a fixed fee and time and materials not-to-exceed amount for the Scope of Work described. Reimbursable expenses will be provided at cost plus 10%.



LABOR RATE SCHEDULE

Effective January 1, 2021, through December 31, 2021

ENGINEERING SERVICES

Principal Engineer	\$ 185 Per Hour
Senior Project Manager	\$ 165
Project Manager	\$ 150
Senior Project Engineer	\$ 140
Project Engineer	\$ 135
Sr. Civil Engineer	\$ 125
Civil Engineer/Senior Civil Designer	\$ 115
Civil Designer	\$ 100
Clerical	\$ 55

SURVEY SERVICES

(Services provided by subconsultant)

Principal Licensed Surveyor	\$ 200 Per Hour
Two (2) Person Field Crew	\$ 230
Three (3) Person Field Crew	\$ 350
Mapping Manager	\$ 140
Mapping Coordinator	\$ 135
Survey/Map Technician II	\$ 120

REIMBURSABLE EXPENSES

Direct expenses paid by Kettler Leweck Engineering for reproduction services (bond and mylars), photocopying, delivery services, mileage expenses, computerized plotting, and other direct project charges on behalf of the client/owner will be invoiced at vendors cost.



Tim Jachlewski, President, PLA, ASLA
 Licensed Landscape Architect CA #4547, RLA NY#001646
 tim@insitelandarch.com

EXHIBIT A - PROJECT ASSIGNMENT
FALLBROOK REGIONAL WELLNESS CENTER
 LANDSCAPE ARCHITECTURAL CONSULTING
 Fallbrook, CA

Dated: October 15, 2021

Project Understanding:

The following is a summary of the on-site meeting held on 10/13/21 and is the basis for the scope and fee proposal:

General Notes:

- Most of the trees will remain and should be noted for selective pruning
- The existing landscape and old hedges will be replaced; lawn to be kept to a minimum.
- New plantings will include edible landscape / fruit trees / avocado trees
- Fire hazard is a concern on this project with the Riparian area that surrounds it.
- Reuse or replace existing perimeter chainlink Fencing. Some areas need privacy fencing.
- Fallbrook "theme" (neighbor community)
- Engage the Veteran population

Irrigation System:

- There are no original irrigation plans or as-builts.
- The owner is going to perform an audit of the existing irrigation system.
- There is one water meter for the whole property, (same meter as buildings).

Scope of Service Program Elements:

- Vehicular Entry:
 - Vehicular Entry to be Gated (retain the existing gate)
 - Enhance the existing planting where needed
- Exercise walking path
 - ADA accessible
 - Exercise stations
 - Distance Markers
 - Inspirational art areas along the trail - (I.E. COVID 19 Memorial, Veterans Tribute)
- Lighting / visibility
 - Encourage people to go outside, safe place to walk at night
- Building 1 and 2:
 - Architectural footprints to expand with demonstration kitchen
 - Preserve existing Heritage Landscaping including Hong Kong Orchid Tree
 - Enhance planting design

CALIFORNIA
 2907 Shelter Island Drive #105-417
 San Diego, CA 92106 / 619-795-7603

NEW YORK (P.C.)
 P.O. Box 356
 Orchard Park, NY 14127 / 716-508-8341

www.insitelandarch.com

EXHIBIT A – PROJECT ASSIGNMENT

- Building 3:
 - Demonstration educational garden spaces to teach the community how to implement the concept at home (not a community garden)
 - Preserve existing Heritage Landscaping as much as possible including Crape Myrtle and other trees & shrubs
 - Retain the existing low chainlink fence
 - Add pots & raised planters
 - The plants on the slope between shade structure and Building 3 were planted by the community and they need to remain (especially the tree planted by people in the preschool).
 - Classes / educational

 - Building 4
 - Patio / Dining / Gathering space directly off the building
 - Lower-level Retreat / Escape with seating.
 - House of wellness (real home “feeling”)
 - Design for aging in place / accessible space
 - Create a sense of privacy from the trail including privacy fencing to screen from neighbor
 - “Pretty shrubs”

 - Meditation Garden
 - Lawn or groundcover
 - Quiet / Relaxing / Meditation / privacy from neighbors
 - Relocation of existing windmill to a different location on site

 - Overflow parking lot
 - Alternative paving
 - Number of cars to be determined by Planning Department
 - Multi use space for weddings and events
 - Transition from parking lot with a retaining wall / terrace
 - Remove existing fence between parking lot and overflow space

 - Event Space
 - Existing shade structure to remain
 - Remove basketball hoops and keep concrete
 - Remove childrens’ playset
 - Flexible Community Event Space for private weddings, Quinceneras
 - Create a beautiful backdrop at the end of the basketball court for photos and selfies

 - Children’s play area:
 - New play equipment
 - Address the large grade change that would need to be addressed here.
 - Increase visibility (maybe omit some of the Cypress)
-

EXHIBIT A – PROJECT ASSIGNMENT

Description of Services:

Phase I. – Schematic Design

Task 1 – General Services and Coordination

- a) Consultant shall attend a kickoff meeting with the Client to discuss the goals and objectives for the project.
- b) Consultant shall review Client’s existing data, reports, record drawings and studies concerning the project.
- c) Consultant shall conduct one site visit and assess the project’s opportunities and challenges.
- d) Consultant shall attend periodic meetings with the Client to coordinate the project. (A total of four meetings are budgeted for this project.)

Task 2- Site Master Plan

- a) Consultant shall prepare a site master plan that shall serve as the guideline for construction documents. It shall be based on the Client goals and objectives in combination with the proposed programming and the results of the site opportunities and constraints assessment. It shall include the site design of the elements listed in the Project Understanding.
- b) Consultant shall coordinate design with Client (Taylor Design) and owner.
- c) Consultant shall coordinate grading design and storm water treatment with project civil engineer.
- d) Consultant shall coordinate lighting design with electrical engineer.

Task 3 - Design Development

- a) Consultant shall prepare site design development documents based on the schematic design. Design development documents shall serve as the guideline for construction documents. They shall include further refinement of the schematic plans and additional information regarding landscape construction items, planting design, and irrigation methods.
- b) Consultant shall coordinate design with Client (Taylor Design) and owner.
- c) Consultant shall coordinate grading design and storm water treatment with project civil engineer.
- d) Consultant shall coordinate lighting design with electrical engineer.

Task 4 –Computer Modeling

- a) Consultant shall prepare a computer model of the proposed site plan and prepare at least ten still frame views of the proposed design. Consultant shall also prepare one animation of the completed 3D model. (Note: Architect shall provide 3D building models to Consultant.) Consultant shall make one round of revisions to the model based on Client comments.

Phase II. - Construction Documents

Task 5 – Site Demolition Plan

- a) Consultant shall prepare a site demolition plan that identifies items to be removed and disposed of or removed and salvaged.

Task 6 – Site Construction Plans

- b) Consultant shall prepare landscape construction plans at a scale suitable to communicate design intent that identifies proposed construction elements listed in the Project Understanding.

EXHIBIT A – PROJECT ASSIGNMENT

- c) Consultant shall prepare applicable landscape construction notes, details and specifications.
- e) Consultant shall coordinate design with Client (Taylor Design) and owner.
- f) Consultant shall coordinate grading design and storm water treatment with project civil engineer.
- g) Consultant shall coordinate lighting design with electrical engineer.
- d) Consultant shall revise plans and respond to comments from the permitting municipality as required for plan check and final permitting for areas concerning landscape architecture.

Task 7 –Planting Plans

- a) Consultant shall prepare planting plans at a scale suitable to communicate design intent that identifies proposed trees, shrubs, groundcovers, and mulch. Plans shall conform to the State of California Model Water Efficient Landscape Ordinance or locally adopted ordinance.
- b) Consultant shall prepare a landscape planting legend (schedule) including plant genus, species, common name, quantity, size, water use, and remarks.
- c) Consultant shall prepare applicable planting notes, details and specifications.
- d) Consultant shall revise plans and respond to comments from the permitting municipality as required for plan check and final permitting for areas concerning landscape architecture.

Task 8 –Irrigation Plans

- a) Consultant shall prepare irrigation plans at a scale suitable to communicate design intent that identifies proposed irrigation equipment. Plans shall conform to the State of California Model Water Efficient Landscape Ordinance or locally adopted ordinance.
- b) Consultant shall prepare an irrigation legend including manufacturer and model numbers of proposed equipment.
- c) Consultant shall prepare applicable irrigation notes, details and specifications.
- d) Consultant shall prepare irrigation Water Use Calculations.
- e) Consultant shall revise plans and respond to comments from the permitting municipality as required for plan check and final permitting for areas concerning landscape architecture.

Phase III. - Construction Support

Task 9 – Construction Support

- a) Consultant shall respond to requests for information and prepare addendums and clarifications for landscape related work.
- b) Consultant shall review landscape related submittals and shop drawings.
- c) Consultant shall provide field observation for the landscape related work at the appropriate stages of construction (two site visits are budgeted).
- d) Consultant shall review completed project and prepare a punch list of outstanding items related to landscape (one site visit).
- e) Consultant shall review the completed punch list items and provide a letter of substantial completion (one site visit).
- f) Consultant shall provide record drawings based on general contractors redlines.

Although the Consultant may observe and discuss potential problems with the Client/ Owner or the Client/ Owner's contractor(s), the site visits are not construction inspections or a guarantee that there will not be construction deficiencies. Contractor submittals, such as shop drawings and samples are reviewed by the Consultant only to determine if they conform to the Consultant's design intent. Consultant's review of submittals shall not constitute approval of safety

EXHIBIT A – PROJECT ASSIGNMENT

precautions or construction means, methods, techniques, sequences or procedures. Consultant’s review of Contractor’s payment applications to determine if the amount of work represented as complete is generally consistent with the Consultant’s observations during its site visits shall be subject to any noted qualifications by the Consultant. Client understands that the frequency of the Consultant’s site visits may limit Consultant’s ability to review certain payment applications. Consultant’s review shall not be a representation that Consultant has supervised the work, or that Consultant has reviewed how or for what purpose Contractor has used or intends to use Owner’s payments.

Compensation:

Task 1 – General Services and Coordination	\$2,760	SD
Task 2 – Site Master Plan	\$9,200	
Task 3 – Design Development	\$9,200	DD
Task 4 – 3D Computer Modeling	\$3,680	
Task 5 – Site Demolition Plan	\$2,760	CD
Task 6 – Site Construction Plans	\$11,500	
Task 7 –Planting Plans	\$6,900	
Task 8 –Irrigation Plans	\$6,900	
Task 9 – Construction Support	\$5,520	CA/CO
TOTAL:	\$58,420	

Additional fees - Reimbursable Expenses:

Printing, Shipping, Delivery:	at Cost
Subconsultants service (if requested by Client):	Cost plus 10%
Mileage Reimbursement:	\$0.56 per mile (or current Federal Rate)

Supplemental Services - Supplemental Services when requested by Client, shall be compensated on an hourly basis at the rates provided below or on the basis of a negotiated fee provided in an amendment to this Agreement.

Supplemental Plan Revisions - Reasonable (limited) revisions are included in this scope of work due to civil engineer changes, architect changes, Client changes, and Municipal plan check comments per phase of work. Excessive revisions due to civil engineer changes, architect changes, Client changes, or excessive Municipal comments (major plan changes) after landscape architectural drawings are complete per phase of work, are not included and will be billed as additional services based on mutual agreement with Client.

Hourly Consulting:

Principal Landscape Architect:	\$140.00 per hour
Landscape Architect:	\$115.00 per hour
Director of Irrigation:	\$115.00 per hour
Landscape Designer:	\$90.00 per hour

EXHIBIT A – PROJECT ASSIGNMENT

Exclusions:

- a) Topographic Survey
- b) Architectural plans
- c) Grading and drainage plans
- d) Lighting and electrical plans
- e) Structural engineering and calculations
- f) Geotechnical studies and pavement recommendations
- g) Pool and spa mechanical, electrical, and plumbing plans
- h) Construction Cost Estimates
- i) Permitting
- j) Agencies fees
- k) Agency submittals
- l) Phase 2 or Phase 3 Environmental Audits
- m) For projects on structure, Consultant is NOT responsible for liner, waterproofing, drainage from roof, weight load bearing issues, maintenance, safety, and means and/or methods of the contractor installing Consultant's work.
- n) Consultant does not make decisions for the client at the construction site other than for Consultant's design/plan without their approval.

Schedule:

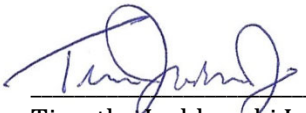
To be determined with Client.

Contract Provisions:

Refer to CONSULTANT AGREEMENT.

CONSULTANT:
IN-SITE LANDSCAPE ARCHITECTURE, INC.

CLIENT:

By: 
Timothy Jachlewski Jr

By: _____

Its: President
Licensed Landscape Architect CA #4547
Registered Landscape Architect NY #006146

October 20, 2021

Taylor Design
2770 Historic Decatur Road, Suite 206
San Diego, CA 92106

Attention: Joe Lowe

Subject: Structural Engineering Services for
Fallbrook Wellness Center

Dear Mr. Lowe:

In response to your request, **aark engineering inc.** (AARK) proposes to provide **Taylor Design** (Client) structural engineering services for the subject Project.

PROJECT DESCRIPTION

The subject project is understood to include structural and non-structural remodeling of several existing buildings and a building addition. Structural project elements are understood to include:

1. Building 1: structural modifications to existing building resulting from removal of existing balcony
2. Building 1: structural modifications to existing building resulting from removal of existing building end walls to accommodate new glass curtain walls, including new shear walls or frame elements and foundations; curtain wall design is excluded
3. Building 2: supports and structural upgrades as required to support new operable partition wall
4. Building addition: single-story wood-frame addition of approximately 1,000 square feet or less to be constructed adjacent to Buildings 1 and 2, including new exterior wall openings in Building 2
5. Building 3: new openings in existing non-structural exterior walls and supports and structural upgrades as required to support new operable partition wall
6. Building 4: modifications to existing roof and ceiling framing and foundations as required to accommodate removal of fireplace
7. Covered walkway connecting Buildings 1, 2 and 3
8. Site retaining walls up to 6 feet in height (wall sections only – wall profiles are excluded)
9. Exterior slab, screen walls, and seismic anchorage for on-grade emergency electrical generator

The project is understood to fall under local jurisdiction for structural plan review.

SCOPE OF SERVICES

The structural scope is understood to include the following:

- Two site visits during design to review existing conditions

- Ten coordination meetings during design (web-based)
- Structural notes, plans, and equipment support/anchorage details
- Structural calculations
- Structural specifications (on drawings)
- Response to local agency structural plan review comments
- Construction support services, including structural submittal review, response to structural RFI's, up to five field visits, and generation of as-built structural drawings per contractor markups

DELIVERABLES

Design Development:

- Design development structural drawings

Construction Documents:

- Structural drawings
- Structural calculations
- OSHPD TIO markup indicating structural items

Construction Support / Closeout:

- As-built structural drawings based on contractor markups
- OSHPD final verified report

ASSUMPTIONS AND EXCLUSIONS

The following assumptions have been made by AARK in the preparation of this proposal. Should any of these assumptions prove invalid, AARK shall be entitled to Additional Services, as defined in this proposal.

- Supports and seismic restraints for ceiling-supported mechanical, plumbing or electrical equipment and distribution system elements, including ducts, pipes and raceways, are excluded unless otherwise noted
- Supports, attachments, and braces for equipment and architectural appurtenances not explicitly outlined in the Project Elements are excluded
- Cost estimating services are excluded
- Construction support services resulting from design changes made during construction and unforeseeable circumstances are excluded

SCHEDULE OF VALUES

We propose to provide the above Scope of Services in accordance with the Schedule of Values provided below. All costs are lump sum unless otherwise indicated.

Project Element	DD	CD	Permit	CA	Total
General project admin	\$ 600	\$ 1,650	\$ 150	\$ 600	\$ 3,000
1. Bldg 1 balcony	\$ 600	\$ 1,650	\$ 150	\$ 600	\$ 3,000
2. Bldg 1 glass walls	\$ 2,000	\$ 5,500	\$ 500	\$ 2,000	\$ 10,000
3. Bldg 2 modifications	\$ 600	\$ 1,650	\$ 150	\$ 600	\$ 3,000
4. Bldg addition	\$ 2,000	\$ 5,500	\$ 500	\$ 2,000	\$ 10,000
5. Bldg 3 modifications	\$ 800	\$ 2,200	\$ 200	\$ 800	\$ 4,000
6. Bldg 4 modifications	\$ 800	\$ 2,200	\$ 200	\$ 800	\$ 4,000
7. Covered walkway	\$ 1,000	\$ 2,750	\$ 250	\$ 1,000	\$ 5,000
8. Site retaining walls	\$ 1,000	\$ 2,750	\$ 250	\$ 1,000	\$ 5,000
9. Emergency generator	\$ 1,000	\$ 2,750	\$ 250	\$ 1,000	\$ 5,000
Totals	\$ 10,400	\$ 28,600	\$ 2,600	\$ 10,400	\$ 52,000

TERMS AND CONDITIONS

REFERENCE PURPOSES ONLY: THIS IS NOT A CONTRACT/ AGREEMENT AND WILL NOT BE SIGNED BY THE ARCHITECT. THIS IS THE CONSULTANT'S PROPOSED SCOPE OF WORK AND RELATED FEES. ONLY THE TERMS & CONDITIONS AND/OR PROVISIONS OF THE CLIENT'S PRIME AGREEMENT PREVAIL AND/OR AS PROVIDED FOR IN THE CONSULTANT AGREEMENT, WHICH SHALL BE ISSUED UPON RECEIPT OF CLIENT'S EXECUTED AGREEMENT.

Additional Services

Engineering services beyond the scope of this proposal, if required, will be provided on a time and material basis in accordance with the attached fee schedule, which is adjusted annually. Additional services will be subject to the Client's prior written approval.

Expiration of Proposal

This fee proposal is valid for sixteen weeks from the proposal date. If this proposal is not accepted as indicated below within sixteen weeks, the fee proposal will be considered void.

Ownership of Documents

All documents produced by AARK under this agreement shall remain the property of AARK and may not be used by the Client for any other endeavor without the prior written consent of AARK.

Payment

Invoices will be rendered monthly based upon the Schedule of Values provided above, and shall be payable no later than 30 days after the invoice date. If an invoice is not paid within 90 days of its issue, AARK may terminate this agreement.

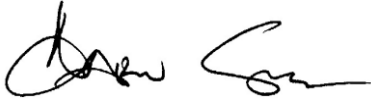
Termination of Agreement

This agreement may be terminated at any time by either party by providing a written letter of termination to the other party. Upon termination of this agreement, we will invoice for the time and material costs accumulated up to the date of termination, not to exceed the total fee proposed above. Retainers shall be credited to the final invoice. This final invoice shall be payable as indicated above.

SIGNATURES

If this proposal and its Terms and Conditions are acceptable, please sign below and return one copy to AARK. This opportunity to be of service is appreciated.

Sincerely,



Aaron Steele, SE 4948
Principal Structural Engineer

Proposal accepted by Client or
authorized representative of Client:

Signature Date

Name and Title (please print)

Enclosures: Fee Schedule for Professional Structural Engineering Services
File: P:\TAYLOR - Taylor Design\TAYLOR Proposals\Fallbrook Wellness Center\Fallbrook Wellness Center EFP.docx

FEE SCHEDULE

for Professional Engineering Services

Year 2021 Hourly Rates

<u>Personnel Classification</u>	<u>Hourly Rate</u>
Principal Structural Engineer	\$ 178
Senior Managing Engineer	\$ 156
Senior Project Manager	\$ 144
Project Manager	\$ 138
Senior Project Engineer	\$ 132
Project Engineer	\$ 127
Assistant Engineer (EIT)	\$ 103
Senior Designer	\$ 103
Designer	\$ 86
Administrative/Clerical	\$ 64
Registered Structural Engineer Expert Witness Testimony	\$ 319

Fee Schedule Notes:

1. Hourly rates shown are current rates effective January 1, 2021 and are subject to change.
2. Personnel classifications may be amended based on technological and staff changes. Any new classification will be subject to prior approval by the Client.
3. All Other Direct Costs (ODC), including subcontractor costs, will be billed at actual cost with a 10% markup, unless otherwise indicated in the Fee Proposal. Mileage will be billed at approved IRS rate, unless otherwise indicated in the Fee Proposal.



October 20, 2021

Gabe Legaspi, AIA
Senior Project Manager
Taylor Design

2825 Dewey Road, Suite 200
San Diego, California 92106

glegaspi@wearetaylor.com
Telephone: (619) 398-0440

Project: Fallbrook Regional Health District
Fallbrook Wellness Center Modernization
1636 East Mission Road
Fallbrook, California 92026
PBS No: 2021-886PBS

Reference: FEE PROPOSAL
Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services

Dear Mr. Legaspi,

Thank you for the opportunity to provide this fee proposal for the subject project. This fee proposal is based on the Request for Proposal received via email on October 8, 2021.

BASIS OF PROPOSAL

PBS Engineers will provide customary basic Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) Engineering Services as outlined in Article No. 4 of AIA Document No. C401 (2017 edition). Any services not customarily furnished in accordance with generally accepted engineering practice will be considered additional services.

Project Description: Provide Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services for Fallbrook Wellness Center Modernization, located at Fallbrook, California.

ENGINEERING SCOPE OF WORK

The following is the list of tasks that we (PBS) envision to be in our scope of work:

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ENGINEERING TASKS

1. Provide thorough field investigation of the four (4) existing buildings to determine existing Mechanical, Electrical, Plumbing and Fire Protection (MEP/FP) site conditions, project scope, point of connections, proposed requirements, and special considerations.
2. PBS will require access above the ceilings to identify the existing utilities.
3. Obtain all available As-Built documents from the Client.
4. Obtain all electronic backgrounds from Taylor Design.
5. Preparation of Construction Documents including Book Specifications in Word, Demolition Plans, and Construction Plans in Revit, and PDF format, as required.
6. Prepare a Basis for Design (BOD) for the project outlining the MEP/FP/IT Systems and the intended designs.
7. Note on plans for Contractor to coordinate any shutdowns with end-users.
8. PBS will coordinate with Taylor Design and other project Consultants, the work required to enable the installation of the new systems; Floor Penetrations, Ceiling Removal and Reinstallation, Ceiling Removal and Replacing, Wall Penetrations, Supplemental Structural Members for Supports.
9. Meetings to verify information with Facility Key Stakeholders, Operations, and Maintenance Staff to be coordinated through Taylor Design.
10. PBS will assemble catalog data sheets for coordination, review, and approval.
11. PBS will deliver its design and construction drawings via e-mail, using the same software as used by Taylor Design on the project.
12. Taylor Design will submit all MEP drawings to the local Authorities Having Jurisdiction (AHJ) for plan check and approval.
13. Assist with obtaining approval from the AHJ and Facility Key Stakeholders, implement all comments and provide responses.
14. Attend Bid Walk and provide electronic copies of Bid Package for distribution to Contractors.
15. During bidding, respond to Bid questions and prepare Addendum, as required.
16. During construction, attend site meetings as necessary, review shop drawings and other submittals and provide recommendations. Answer Contractor's questions on the Construction Documents and Change Order requests.
17. Provide Punch List at project completion and verify completion by Contractor.
18. Review Contractor's as-built drawings/redlines and reconcile information to prepare record drawings to be submitted to Fallbrook.
19. All coordination of the project documents through design, construction and close out shall be conducted through Taylor Design.



20. The services described in this Agreement will cover the following systems:
- a. **Mechanical Engineering**
- 1) Review existing Heating, Ventilation and Air Conditioning (HVAC) System type, size, and equipment life expectancy to validate the reuse.
 - 2) Provide new HVAC Systems and equipment, as required.
 - 3) Reconfigure existing duct work with demolition and remodel design per thermal zoning requirements.
 - 4) Provide new supply air, return air, and exhaust air distribution design and coordinate with all other disciplines, including Reflected Ceiling Plan (RCP).
 - 5) Preparation of all energy calculations and documentation per City requirements.
 - 6) Coordination with Structural and Architect for equipment locations and anchorage.
 - 7) Designs for all HVAC ductwork, grilles, registers, diffusers, and thermostats as required for the renovation spaces.
- b. **Electrical Engineering**
- 1) Upgrade existing lighting, switches, and outlets, as required for the modernization.
 - 2) Power distribution to renovated areas and associated systems.
 - 3) Lighting Photometric Analysis for outdoor spaces based on selection of fixtures by Taylor Design. PBS will support the Architect in the selection of the fixtures.
 - 4) Coordinate the design of the LED Lighting System within building spaces as per the reflected ceiling plan. Lighting fixtures will be selected in conjunction with Taylor Design's requirements, and PBS will provide power to the lighting fixtures interior and exterior.
 - 5) Upgrade the existing site lighting and provide new site lighting along the exercise walking path.
 - 6) Power for interior lighting and controls to comply with the latest Title 24 requirements.
 - 7) Interior power branch circuit distribution.
 - 8) Egress and exit lighting branch circuit design.
 - 9) Modify the existing Fire Alarm System as required for the modernization.
 - 10) Provide basic solar design in the parking area.
 - 11) Power for systems designed by Others, including Telcom Systems, Security, Audio/Video (A/V), decorative and public area lighting, signage. Location of all outlets and point utility requirements to be detailed on drawings by Others, these drawings being provided to the Engineer will allow the Engineer to transfer/incorporate these requirements into the electrical contract documents and to provide the needed electrical infrastructure.
- Electrical Utility Service Upgrade Study**
- 1) Evaluate the existing power utility service and its ability to support the program.
 - 2) Coordinate with the utility company to determine the peak demand values to understand current loads.
 - 3) Evaluate the condition of the electrical distribution equipment to ensure it can support the future plans.
 - 4) Provide a report outlining the existing conditions and the ability for the system to support the renovations, with recommendations for upgrade.
- Information Technology (IT) Engineering**
- 1) Provide layout and infrastructure distribution design associated with the IT designs.
 - 2) System riser diagrams to outline the distribution and connectivity.
 - 3) Coordination with the Facility Key Stakeholders to ensure the program meets the standards and expectations for this program.
 - 4) Provide cutsheets of all major equipment to aid in selection and specification of the IT components.
 - 5) Coordinate with the design team for all distribution infrastructures.



c. **Plumbing**

- 1) Provide Plumbing Design for all new fixtures, appliances, and equipment.
- 2) Connection to existing utilities including cold water, sanitary waste, and vent.
- 3) Coordinate with Civil Engineer for all point of connections.
- 4) Review existing hot water system and provide hot water design, as required.
- 5) Plumbing fixtures and faucets shall be of water conservation and in compliance with Local and State Codes.
- 6) Plumbing designs to support the HVAC System designs.
- 7) Coordination with Structural Engineer for pipe support and anchorage.

d. **Fire Protection**

- 1) Provide performance-based drawings and specifications.
- 2) Coordinate with Civil Engineer for all point of connections.
- 3) Coordinate sprinkler head locations with Reflected Ceiling Plan (RCP), lighting and mechanical diffusers.
- 4) PBS will require access above the ceilings to identify the potential piping layout, piping supports, and seismic anchorage.
- 5) Provide preliminary hydraulic calculations.
- 6) Coordinate the location of the new fire riser rooms.
- 7) Coordination with Structural Engineer for pipe support and anchorage.

FEE ARRANGEMENT

1. For Basic Mechanical, Electrical, Plumbing, and Fire Protection Engineering Services, the compensation shall be **\$149,500.00 (One Hundred Forty-Nine Thousand Five Hundred Dollars)**, including reimbursable expenses, with a breakdown of fees by phase as follows:

BREAKDOWN OF FEES BY PHASE			
Discipline	Construction Documents	Construction Administration	Total
Mechanical, Electrical, Plumbing, and Fire Protection	\$127,075.00	\$22,425.00	\$149,500.00
TOTAL FEE:			\$149,500.00
(One Hundred Forty-Nine Thousand Five Hundred Dollars)			

2. The Payment and Invoice Schedule, including a breakdown by Phase and Percentage, is as follows:

PAYMENT AND INVOICE SCHEDULE	
Phase	Percentage
Schematic	10%
Design Development	15%
Construction Document 50%	25%
Construction Document 100%	28%
Authorities Having Jurisdiction (AHJ) Approval	2%
Construction Administration	17%
Project Close-Out	3%
TOTAL:	100%

3. For Additional Services, the compensation shall be negotiated with the Client prior to proceeding with the Work.
4. All Plan Check Fees will be billed at cost.
5. This fee proposal is valid for a period of ninety (90) days from the date of this proposal and will be adjusted if the total project square footage or project construction cost increases.

~~The below-listed Schedule of Charges and Terms and Conditions are a part of this Agreement.~~

INTENTIONALLY OMITTED: THIS IS NOT A CONTRACT/AGREEMENT AND WILL NOT BE SIGNED BY THE ARCHITECT. THIS IS THE CONSULTANT'S PROPOSED SCOPE OF WORK AND RELATED FEES. ONLY THE TERMS & CONDITIONS AND/OR PROVISIONS OF THE CLIENT'S PRIME AGREEMENT PREVAIL AND/OR AS PROVIDED FOR IN THE CONSULTANT AGREEMENT, WHICH SHALL BE ISSUED UPON RECEIPT OF CLIENT'S EXECUTED AGREEMENT.



ASSUMPTIONS | EXCLUSIONS

1. Equipment anchorage calculations are excluded.
2. Site investigation is limited to non-destructive verification of existing conditions. Temporary relocation of furniture, equipment, and casework to verify site conditions is not included in this scope of work or fee. The surveys performed during the Pre-Design Phase will be all based on visual observations.
3. Natural gas design is not included in the scope of work and fee.
4. Structural Engineering design is not included in the scope of work and fee.
5. Fire Protection and Fire Alarm approval and permits shall be provided by the Contractor.
6. Active data network equipment and Audio/Visual designs are not included in the scope of work and fee.
7. Telephone system equipment design is not included in the scope of work and fee.
8. Acoustic system design or acoustical requirements (i.e., acceptable mechanical noise, the required level of sound isolation, etc.) is excluded.
9. Any costs of recording for power, water, and sewer is not included in the scope of work or fee.
10. Complete coordination with Landscape Architect, Structural Engineer, and all Specialty Consultants is included. Site work and street development (electrical) infrastructure is not included in the scope of work and fee.
11. Any design changes by the Owner after plan check, will be considered Additional Services, and the fee will be based on a time and material basis.
12. Plan Check fees are not included in this fee and will be submitted for reimbursement.

Please review this information and let us know if you have any questions. Thank you very much for the opportunity to provide this fee proposal for your consideration.

Offered by:

Accepted by:



 Signature Date
 Ramon Camacho 10/20/2021
 Senior Plumbing & Fire Protection Design Engineer | Senior Associate
 PBS Engineers, Inc.

 Signature Date
 Gabe Legaspi, AIA
 Senior Project Manager
 Taylor Design



**2021
 SCHEDULE OF CHARGES**

The fee for our services will be based on the charges listed below. All fee quotations are applicable for a period of ninety (90) days from the date of the proposal to which this schedule is attached. We reserve the right to modify these rates upon thirty (30) days advance notice.

PERSONNEL/HOURLY RATE

Principal Engineer_____	\$185	Senior CADD/Revit Operator_____	\$117
Project Manager_____	\$160	CADD/Revit Operator/Drafting_____	\$97
Project/Senior Engineer_____	\$140	Senior Field Representative_____	\$122
Senior Designer_____	\$127	Field Representative_____	\$112
Designer_____	\$122	Word Processor/Clerical_____	\$94

These rates apply to regular time and travel time in the continental United States. A maximum travel time of eight (8) hours will be charged on any day. If required in the interest of the project, Overtime will be charged at the above rates for professional personnel and at 1.5 times the above rates for other personnel. Overtime will apply to the time in excess of eight (8) hours per weekday and all-time on Saturdays, Sundays, and holidays. In the event of adverse weather conditions or other factors beyond our control, a standby charge of four (4) hours per weekday will be made for field personnel. Reimbursable expenses are in addition to personnel rates. Reimbursable expenses will be billed at cost except as noted below.

MISCELLANEOUS CHARGES

Passenger Car_____	\$0.58/mile
Plotting_____	\$5.00/sheet
Photocopy_____	\$0.07/page

INSURANCE

PBS Engineers maintains Professional Liability, General Liability Insurance for bodily injury and property damage with a limit of \$10,000,000 per occurrence for its own account and will furnish certificates of such insurance upon request. In the event the Client desires additional coverage, we will, upon the Client's written request, obtain additional insurance at the Client's expense.