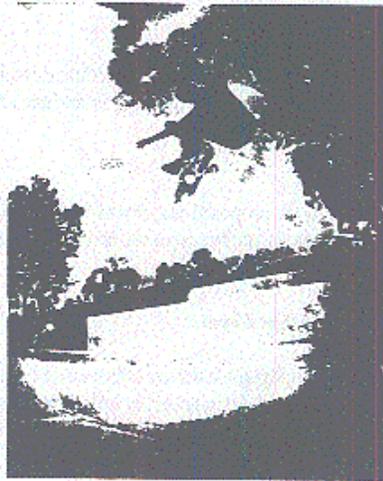


A PROPOSAL FOR
LANDSCAPE ARCHITECTURAL SERVICES

SKATE PARK FACILITY DESIGN



CITY OF COSTA MESA

purkiss rose-rsi

Landscape Architecture, Recreation & Park Planning

801 N. Harbor Boulevard
Fullerton, CA 92832
(714) 871-3638 FAX: (714) 871-1188
www.purkiss-rose-rsi.com

DECEMBER 9, 2003

MODIFIED SCOPE OF SERVICES

The following scope of services is modified to utilized much of the design services and some of the construction documents prepared for the Charlie/Hamilton site. We are available to review and revise the scope based on City needs.

PHASE I - PROJECT DEVELOPMENT

Task 1 - Project Definition

All parties must agree on the project approach, scope and schedule of work. Previous input, design effort and construction documents will be reviewed. All concerns and site issues will also be reviewed.

Task 2 - Data Collection

We will collect available data regarding the proposed site, any as-built drawings, existing design plans, infrastructure, topographical survey, geology, utility easements and other information relevant to existing conditions.

Task 3 - Base Map / Conceptual Design Layout

Preparation of a base map will include a topographic survey, utilities search, easements and infrastructure. The Design team will develop a conceptual design overlay utilizing the previous skate park design which has been increased from 10,000 to 15,000 square feet in size. We will also layout an access walk, entry point, fencing and general site improvements.

The design team will look at existing parking and analysis what impact the skate park usage will have on existing conditions.

Task 4 - Public Input Meeting

The Design Team will facilitate an input workshop with staff, local skaters that worked on the previous plan and any other interested skaters/residents. The scope of services, design process, previous design concepts and new Conceptual Plan will be presented. The Design Team will lead the participants through an input session to first review the impact for the site and the enlarged skate park layout. We will work with the participants to receive input, critique and consensus on the design layout.

The Conceptual Plan will be refined into a final Master Plan and rendered for presentation to the Commission and Council.

MODIFIED SCOPE OF SERVICES

Task 5 - Construction Cost Estimate

A complete cost analysis will be developed.

Task 6 - Presentations - 2 Public Meetings

The Master Plan and construction cost estimates will be presented at Commission meetings and to the City Council. All comments will be reviewed and incorporated into the final plans.

PHASE II - CONSTRUCTION PLANS AND SPECIFICATIONS

Once the Master Plan and budget have been approved by all the agencies, the team will develop construction documents, cost estimates and specifications for implementation of the project. We will utilize as much of the original plans and specifications as possible.

Task 1 - Construction Plans and Specifications

The construction documents will include the following:

- Finish Grading of the project site
- Drainage/Grading plan of the skate park
- Restroom Plan
- Skate Park Layout Plan
- Electrical plans for the skate park
- Construction Details
- Site Amenity Plan (fencing, walkways, drinking fountain, donor wall, phone, etc.)
- Planting and Irrigation retrofit Plan (to include only the area around the skate park)
- Details and Specifications

Task 2 - Cost Estimates

Detailed construction cost estimates will be provided.

Task 3 - Plan Review

The plans will be submitted for plan check and all comments addressed.

Task 4 - Bidding Process

The design team will be available during the bid process to assist, review, clarify and comment on the

MODIFIED SCOPE OF SERVICES

bids and attend the pre-bid Conference.

PHASE III - CONSTRUCTION PHASE

Task 1 - Meetings

We will attend a preconstruction meeting with the awarded contractor and Staff. We will meet at the job site and review installation upon request (estimated three meetings).

Task 2 - Reviews

We will review and approve the contractor's submittals including material submittals, shop drawings, change orders, clarifications to plans and specifications, provide site visits and report on construction process.

Task 3 - Request for Information (RFI)

We will respond to contractor's requests for clarification of drawings and specifications and provide any clarification details or written responses as required.

Task 4 - Site Observation

Participate with City staff during critical site reviews (estimated four site visits). Day to day inspections will be performed by the public service agency inspectors representing the City.

MODIFIED SCOPE FEE SCHEDULE

Following is fee for professional services is based on the Modified Scope of Services. We would be available to further negotiate our fees and scope of services to meet the Client's restrictions and budget.

Phase I

Project Start	\$ 750.00
Topographic Survey	\$ 5,500.00
Geotechnical Report	\$ 3,500.00

Phase II

Schematic Design of the Site and Skate Park+	\$ 4,500.00
Schematic Design of the Restroom (modification)	\$ 2,000.00

Phase III

Construction Document	\$ 9,500.00
Architectural*	\$ 5,500.00
Electrical	\$ 4,500.00
Structural	\$ 2,500.00

Phase IV

Bidding and Construction Phase**	\$ 6,500.00
Reproduction	\$ 5,250.00

TOTAL: \$ 50,000.00

+ We have included one public meeting and two presentations in this phase of work.

* Utilize existing plans but increase size of restrooms.

** The presented scope of services and fees for this phase include all the typical construction administration services and four (4) site visits.

If additional services are requested, we will use the following fee schedule:

Purkiss Rose-RSI Landscape Architecture, Recreation and Park Planning - hourly fee schedule through December 2001.

Principal	\$ 135.00/hr.
Associate	\$ 115.00/hr.
Project Manager	\$ 95.00/hr.
Skate Park Designer	\$ 100.00/hr.

MODIFIED SCOPE FEE SCHEDULE

Draftsperson	\$ 70.00/hr.
Clerical and Word Processing Staff	\$ 45.00/hr.

Crane Architectural Group, Architectural

Principal	\$ 110.00/hr.
Staff Architect	\$ 90.00/hr.
Project Designer	\$ 70.00/hr.
Project Manager	\$ 45.00/hr.
CADD Draftsman	\$ 35.00/hr.
Draftsman	\$ 32.00/hr.
Clerical	\$ 30.00/hr.
Mileage Rate	\$ 00.40/mi.

Walden & Associates, Civil Engineers/Land Surveyors-Planners

Principal	\$ 150.00/hr.
Associate	\$ 130.00/hr.
Project Manager	\$ 115.00/hr.
Project Eng./Land Surveyor	\$ 100.00/hr.
Design Eng./Land Surveyor	\$ 95.00/hr.
Engineer/Land Surveyor	\$ 90.00/hr.
Asst Eng./Designer/Land Surveyor	\$ 80.00/hr.
Senior Draftsman	\$ 75.00/hr.
Draftsman	\$ 60.00/hr.
2-Man Survey Crew	\$ 159.00/hr.
3-Man Survey Crew	\$ 191.00/hr.
Expert Witness Deposition	\$ 235.00/hr.

Allwest Geoscience, Inc., Geotechnical Testing

Principal Engineer/Geologist	\$ 140.00/hr.
Technician	\$ 55.00/hr.
Senior Technician	\$ 64.00/hr.
Soil Technician (prevailing wage)	\$ 78.00/hr.
Surveyor Technician	\$ 55.00/hr.
Licensed Surveyor	\$ 110.00/hr.
Senior Project Cost Analyst	\$ 88.00/hr.
Field Engineer/Geologist	\$ 64.00/hr.
Staff Engineer/Geologist	\$ 74.00/hr.

MODIFIED SCOPE FEE SCHEDULE

Project Engineer/Geologist	\$ 84.00/hr.
Senior Engineer/Geologist	\$ 96.00/hr.
Associate Engineer/Geologist/Hydrogeologist	\$ 110.00/hr.
Two Man Survey Crew with Equipment	\$ 155.00/hr.
Typist/Clerical Personnel	\$ 40.00/hr.
Wordprocessor	\$ 48.00/hr.
Computer Drafting	\$ 60.00/hr.

(64)

MODIFIED SCOPE TIME SCHEDULE

Our projected time line is based on utilizing work done to date. We anticipate one meeting with staff, the local skate community and presentations to the Community Services Commission and City Council.

We present the following time frame to display the normal period of time it takes to complete each task.

MONTH	1	2	3	4	5	6	7	8	9
Project Start, Site Analysis, Base Map	■								
Schematics Alternates, Workshops, Cost Estimates	■■■								
Final Design, Cost Estimates	■								
Construction Documents		■■■■■							
Plan Check			■■■						
Bidding Phase				■■■■■					
Construction Phase					■■■■■	■■■■■	■■■■■		

Construction will take two to three months including one month for the concrete to cure.