



DAVID EVANS
AND ASSOCIATES INC.

October 6, 2022

Mr. Remon Habib, PE
City Engineer
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

**SUBJECT: PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICES FOR THE I-15 /
MAIN STREET INTERCHANGE IN THE CITY OF LAKE ELSINORE** (*Revised
10-6-22*)

Dear Remon,

We are pleased to provide this proposal for the preparation of conceptual and final construction documents for landscape improvements at the I-15 / Main Street interchange.

Landscape Architecture Project Understanding and Approach

DEA's Landscape Architects have extensive experience in providing PS&E's as well as structure aesthetics for both transportation and bridge projects throughout the Western United States. Given our experience in the City of Lake Elsinore and our existing Caltrans District 8 On Call contract, we feel ideally suited to assist the city with landscape architectural services for the I-15 / Main St. interchange project.

It is our belief that the design of the features in the landscape plans should provide a 'blending' of materials, colors, and textures throughout the corridor. Our design team will focus on the importance of drought tolerant plants and the use of decorative inert materials to provide an enhanced experience for the traveling public. These inert materials may consist of boulders, decomposed granite, crushed rock or wood mulch. DEA will develop a comprehensive conceptual plan highlighting the treatment of the landscaped areas within Caltrans right-of-way while also considering the future improvements to the Main Street corridor leading into the City's downtown core.

Scope of Services

Task 1 - Landscape Concept Plans - \$33,420

Utilizing the base maps prepared by others, DEA will develop two (distinctly different) conceptual landscape plans for the right-of-way areas within the interchange with a focus on landscape areas adjacent to the ramps (generally from the gore points in each location and as discussed during our field visit - including small areas adjacent to the on and off ramps on the west and east sides respectively - see attached exhibit). Each conceptual plan will designate the

location of proposed drought tolerant and low maintenance trees, shrubs, ground cover and inert materials. A proposed plant palette will also be provided. A preliminary estimate of probable cost will be prepared for each concept. The plans and estimate will be reviewed and approved by the City and Caltrans. Our scope of work includes one revision of the preferred conceptual plan based on comments from the City and Caltrans. Upon approval of the plan and the preliminary estimate, DEA will move forward with preparation of the construction documents - plans, specifications and estimates. Each conceptual plan will be prepared in color with images of the proposed plant materials.

Task 2 – Plans, Specifications and Cost Estimate - PSE (65%, 95% and 100%)

DEA landscape architects and irrigation designers will prepare final planting and irrigation plans for the interchange landscaping per applicable Caltrans standards. Plans will be prepared in MicroStation at 1" = 50' utilizing base sheets (and clip boundaries) provided by the City. This task includes:

Caltrans Meetings and Agency Coordination - \$11,160

DEA Landscape Architects will attend up to six virtual meetings and two in-person meetings during the conceptual design and PS&E phases of work. This task also includes agency coordination up to 24 hours. DEA will conduct appropriate research and coordinate with the City, Caltrans and water district.

Planting Plans - \$27,320

Plans will include a plant legend indicating trees, shrubs and ground covers. The legend will indicate the botanical and common names, quantity, size, and remarks (such as variety and staking procedure). The plans will provide an integrated palette of material in accordance with City, Caltrans and FHWA guidelines and requirements. This task includes one site visit for coordination purposes and the preparation of construction details.

Additional plans provided as a part of this task include layout plans and roadside clearing plans.

Irrigation Plans - \$47,020

The irrigation plans will provide the necessary information for a complete and fully automatic irrigation system for the interchange improvements. The plans will utilize existing points of connection for water and electricity. The plans will conform to Caltrans / City / water department / district requirements. This task includes one site visit with City and Caltrans maintenance representatives to determine the placement and preferred type of proposed equipment and the preparation of construction details.

Flow monitors, moisture sensors, and ET based controllers will be implemented. We anticipate providing the following information in accordance with the State Water Ordinance (MWEL0) and / or the City of Lake Elsinore's adopted ordinance:

- Prepare water usage calculations (MAWA and ETWU) based on the water ordinance.
- Provide water efficient landscape worksheet and hydrozone table for each remote control valve per ordinance (water use category, area served in s.f., controller number, valve size and flow).

- Obtain horticultural soils report (Agronomic data) based on soil samples obtained from site by DEA. Report to be provided by Soil and Plant Laboratory in Orange, CA. or equal.
- Provide irrigation run time schedule per ordinance based on soil type.
- Rain and wind sensors will be added per ordinance.
- Statement note will be added regarding ordinance.
- Add WUCOLS water use classifications for proposed plant material.
- WELCP – Water Efficient Landscape Calculation Plan (per Caltrans)

Project Specifications and Cost Estimate - \$9,200

DEA will prepare project technical specifications for the landscape improvements (Caltrans 2018 format). The project team will also prepare a final construction cost estimate in a per unit basis (or lump sum) of proposed improvements once the construction documents have been completed and approved.

Task 3 – Reimbursable Expenses - \$1,250

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

Total Fee including Reimbursables - \$129,370

EXCLUSIONS

- Requests by the City or any other entity for items not covered in work program tasks described in this proposal. This includes any significant changes to the project scope that would require revisions to completed portions of the plans and other documents.
- Maintenance schedules, certificate of completion, and irrigation audit report following project completion.
- Planting / irrigation in areas beyond the limit of work.
- Preparation or negotiation of Landscape Maintenance Agreements (LMA).
- Preparation of encroachment permits or similar.
- The Client will pay all fees and deposits associated with the permit applications, plan reviews, and approvals.
- Potholing
- Erosion control plans / SWPPP
- LID / WQMP compliance

- Traffic Control Plans
- Electrical Plans
- Construction Staging Plans
- Construction signage
- Utility Plans, including fiber optic / Electrical / Lighting Plans
- As-Built Plans
- City Identification signage or monument signs.
- Aesthetic treatment for retaining walls and structures
- Construction related tasks such as responses to bidder questions, submittal reviews and RFI responses or design changes needed due to field conditions.
- Environmental compliance.

Fees for reimbursables may include mileage, printing, computer imagery and delivery costs. The fee shown herewith is for budgetary purposes only based on the above tasks.

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DEA would be pleased to assist the City of Lake Elsinore on this project and thank you once again for your consideration of our qualifications. We look forward to discussing this proposal with you.

Sincerely,
DAVID EVANS AND ASSOCIATES, INC.



Kim S. Rhodes, L.A. 3867
Vice President

**City of Lake Elsinore
I-15 at Main Street Interchange
10/6/2022**

Task & Description	PLA \$265	SLA \$200	SLD \$150	ID \$155	LD \$120	ADM \$130	Total \$	Reim. \$
A Concept Plans	28	16	48		130		\$ 33,420	\$ 300
B Meetings and Coord.	24	24					\$ 11,160	\$ 300
C Planting Plans	8	12	24		160		\$ 27,320	\$ 100
D Irrigation Plans	4	8		280	8		\$ 47,020	\$ 500
E Specs and Cost Estimates	4	20		20		8	\$ 9,200	\$ 50
TOTAL							\$ 128,120	\$ 1,250

Legend:
 PLA=Principal Landscape Architect , SLA= Senior Landscape Architect, SLD=Senior Landscape Designer, ID=Irrigation Designer, LD = Landscape Designer, ADM=Administrative

