

City of Rialto, Public Works Dept.  
Attention: Art Cervantes, PMP

July 28, 2023

**Re: Architectural-Engineering Design Fee for Rialto New Pre-Fab Buildings Birdsall Park**

From your recent 7-21-23 email, we are pleased to provide architectural-engineering services for the demolition of existing restroom building and replace it with a new pre-fab building at Birdsall Park. Along with the new building, we will design a few site improvements for ADA compliance. See attached conceptual site plan and preliminary cost estimate that indicate the scale of the work. We will provide the typical Public Works PSE (plans, specs, estimate) for public bidding to general contractors and for building permit approval by the City's Building-Safety Dept. Our architectural-engineering design Fee is proposed to be a Fixed Fee and is itemized in the attached fee spreadsheet. Our Scope of Work is described below, and backed up by the attached conceptual site plan and preliminary cost estimate.

**Scope of Work**

**We have**

1. Provide over project coordination to expedite this project.
2. Attend in-person meetings(s) and site visit as needed.
3. Provide response and corrections to plans based on City comments.
4. For new prefab building; provide design for the following:
  - a. Approx. 1,600 SF to 2,000 SF pre-fab Snack Bar building footprint to show the interior functions but not limited to the following; snack bar kitchen, 1 staff restroom, storage, offices, and men-women public restrooms.
  - b. Sitework with parking lot retrofit for ADA parking stalls only, ADA path-of-travel to and around the new prefab buildings, remove 2-3 trees with invasive roots, retrofit or replaces existing non-compliant ramp to provide ADA path to bleachers.
5. Provide construction cost estimate with construction.
6. Provide specifications
7. Construction Support limited the amount of hours stated.

**Items Not in Scope of Work**

- A. As-drawings for the existing restroom building and entire park property (this will be provided the City).
- B. Locations of all existing utilities.
- C. Soils percolation test
- D. Landscape architecture; planting and irrigation (landscape and irrigation to be done City)

Our workload is such that we can begin design work immediately. We are looking forward to working with you and the User Group team, and the pre-fab building manufacturer to make your project a reality. If you have any questions, please don't hesitate to contact me.

**BOA Architecture**



Edward Lok Ng, Architect, LEED AP, President

# FIXED FEE PROPOSAL

## City of Rialto Birdsall Park, New Pre-Fab Building

date: July 31, 2023

for: City of Rialto, Art Cervantes

Construction Cost Est: to be determined

prepared by: BOA Architecture, Edward Lok Ng

	HOURS	UNIT	HR RATE	COST	TOTAL
<b>PRE-DESIGN</b>					
kick-off meeting to verify scope of work, obtain s-built dwgs.	4	hrs	150	600	
project management, confirm cost/work plan & prep field work	10	hrs	150	1,500	
site assessment, measurements & photos	10	hrs	110	1,100	
programing with User staff, establish goal, requirements	20	hrs	150	3,000	
CADD-3D	10	hrs	110	1,100	
					<b>7,300</b>
<b>SCHEMATIC DESIGN &amp; DESIGN DEVELOPMENT</b>					
design floor plan w input from Users, exterior elevations	40	hrs	150	6,000	
site design	16	hrs	150	2,400	
cost estimate	8	hrs	150	1,200	
project management, coordinate w consultants	40	hrs	150	6,000	
CADD-3D	100	hrs	110	11,000	
meetings & coordination w Client	24	hrs	150	3,600	
					<b>30,200</b>
<b>SUB-CONSULTANTS and EXPENSES</b>					
partial topo survey				7,000	
civil engineering				10,000	
landscape architect				0	
structural engineering				6,000	
electrical engineering				8,000	
mechanical engineering				9,000	
plumbing engineering				7,000	
soils report for building only, percolation test NOT included				12,000	
Asbestos-Lead paint hazardous materials report				6,000	
photocopies, large size prints, travel, delivery				200	
					<b>65,200</b>
<b>CONSTRUCTION DOCUMENTS</b>					
refine floor plan, exterior elevations, interior design, site design	30	hrs	150	4,500	
special construction detailing	20	hrs	150	3,000	
project management, coordinate w consultants	40	hrs	150	6,000	
CADD-3D	120	hrs	110	13,200	
building-safety submittal, corrections	40	hrs	110	4,400	
cost estimate	6	hrs	150	900	
specifications	20	hrs	150	3,000	
quality control	24	hrs	150	3,600	
meetings & coordination w Client	30	hrs	150	4,500	
					<b>43,100</b>
<b>BID ADVERTISE, CONSTRUCTION ADMIN, RECORD DRAWINGS</b>					
project management, coordinate w Client, consultants	20	hrs	150	3,000	
RFI, submittals	80	hrs	150	12,000	
meetings	20	hrs	150	3,000	
CADD-3D	20	hrs	110	2,200	
					<b>20,200</b>
<b>TOTAL DESIGN FEE:</b>				<b>\$166,000</b>	
<b>DESIGN CONTINGENCY</b>					
					<b>16,600</b>
<b>TOTAL DESIGN FEE = DESIGN CONTINGENCY:</b>				<b>\$182,600</b>	





AREA OF BUILDING  
REPLACEMENT



**PROPOSED NEW  
PRE-FAB BUILDINGS**  
*NOT TO SCALE*

**BIRDSALL PARK**  
**CITY OF RIALTO**  
BOA ARCHITECTURE



RETROFIT ACCESSIBLE  
PARKING TO BE  
COMPLIANT

RESURFACE AND  
REPAINT PARKING LOT

NEW LANDSCAPING

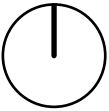
PARKING LOT

NEW PRE-FAB SHADE  
STRUCTURE

NEW ACCESSIBLE  
RAMP

NEW PRE-FAB  
RESTROOM AND  
CONCESSION BUILDING  
1600 S.F.

NEW LANDSCAPING



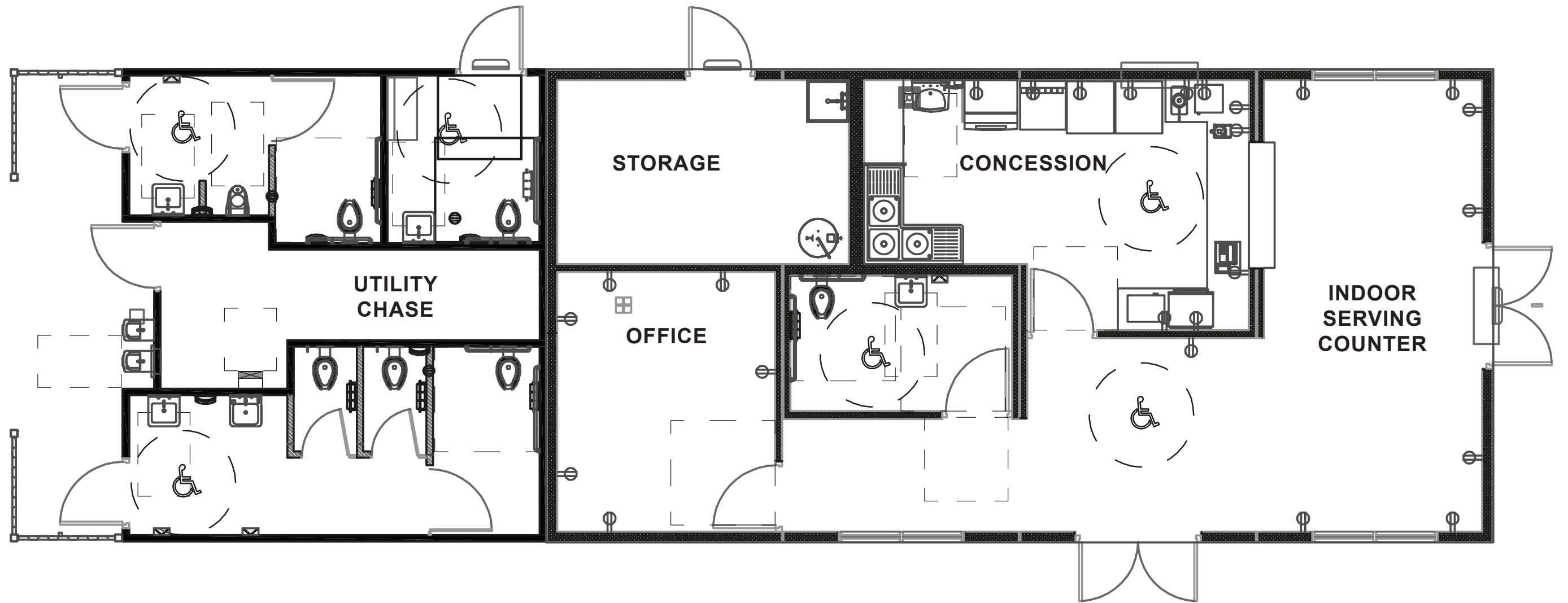
**PROPOSED NEW  
PRE-FAB BUILDINGS**

NOT TO SCALE

**BIRDSALL PARK**  
CITY OF RIALTO

BOA ARCHITECTURE





# NEW RESTROOM AND CONCESSION BUILDING

NOT TO SCALE

1600 S.F.

## BIRDSALL PARK CITY OF RIALTO

BOA ARCHITECTURE

# Birdsall Park Improvements

## Statement of Probable Construction Cost - Conceptual Design

Project Mgr: Art Cervantes			Contract No.		Project No.		Date 02/17/23	
Work Description			Facility Location					
1-prefab bldgs, shade structure, exterior sitework			Birdsall Park, Rialto, CA					
Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division		
1	<b>General Requirements</b> See General Conditions following Subtotal of all items	N/A	N/A	0	0			
<b>Subtotal Division 1</b>								
2	<b>Demolition</b> Site Demolition concrete ramp concrete walkways existing snack bar - restroom building landscape, trees, shrub Asbestos, Lead paint abatement	ls     ea.	1     1	70,000     70,000	70,000     70,000			
<b>Site Work Improvements</b>								
	landscape, trees, and irrigation		1	75,000				
	finish grading	sf	3000	7	21,000			
	new AC paving	sf	0	0	0			
	grind and slurry existing AC paving	sf	36000	2				
	parking lot stripping w regular and ADA stalls	ls	1	10				
	concrete assembly areas and walkways	sf	6000	11				
	concrete ADA ramp with curb	sf	250	100	25,000			
	handrails and guardrails	lf	80	200				
	16" concrete seat wall	lf	120	90				
	wrought iron fence	lf	900	100				
	hi-lo drinking fountain	ea.	1	9,000	9,000			
	site lighting on poles	ea.	2	15,000	30,000			
	donor wall	ls	1	15,000				
	signage	ls	1	15,000				
	new gate to ball fields	ls	0	7,000	0			
	site drainage	ls	1	15,000	15,000			
	new bigger trash enclosure	ls	1	25,000				
	metal skateboard deterrents	ea.	20	200				
	site furnishing; bike rack	ea.	2	1,500				
	BBQ grille	ea.	1	500				
	site furnishing; bench	ea.	2	1,500				
	site furnishing; table w seats	ea.	4	3,000				
	flag pole	ls	0	0	0			
<b>Subtotal Division 2</b>						240,000		
3	<b>Concrete (Not Used), see sitework</b>							
4	<b>Masonry (Not Used), see sitework</b>							
5	<b>Metals (Not Used)</b>							
6	<b>Woods and Plastics (Not Used)</b>							
7	<b>Thermal and Moisture Protection (Not Used)</b>							
8	<b>Doors and Windows (Not Used)</b>							
9	<b>Finishes</b> Painting: misc	ls	1	8,000	8,000			
<b>Subtotal Division 9</b>						8,000		
10	<b>Building Specialties (Not Used)</b>							
11	<b>Equipment (Not Used)</b>							
12	<b>Furnishings (Not Used)</b>							
13	<b>Special Construction, Prefab Engineered Bldgs &amp; Structures</b> Prefab shade structure Prefab snack bar - restroom building; delivery, install utilities to prefab shade structure; electrical, data utilities to prefab building; plumbing, gas, electrical, data	ea sf ea ea	1 2055 2 1	150,000 690 15,000 20,000	150,000 1,417,950 30,000 20,000			
<b>Subtotal Division 13</b>						1,617,950		
21	<b>Fire Suppression (Not Used)</b>							
22	<b>Plumbing</b> backflow, distribution	ls	1	20,000	20,000			
<b>Subtotal Division 22</b>						20,000		
23	<b>Mechanical (Not Used)</b>							
26	<b>Electrical</b>							

75,000 To be completed internally  
Existing Conditions  
Existing Conditions  
Existing Conditions  
72000 Existing Conditions  
10 Existing Conditions  
66000 Existing Conditions  
16000 N/A  
10800 N/A  
90000 N/A  
9000 N/A  
15000 N/A  
15000 N/A  
25000 Existing Conditions  
4000 N/A  
3000 N/A  
500 N/A  
3000 N/A  
12000 N/A  
416,310

Musco football lights, poles. Wiring	ea.	0	500,000	0	
Musco baseball lights, poles. Wiring	ea.	0	500,000	0	
Service, power, switching and distribution	ls	1	25,000	25,000	
<b>Subtotal Division 26</b>					25,000
<b>SUBTOTAL</b>					1,910,950
General conditions/overhead/profit @ 20%				382,190	
<b>SUBTOTAL, INCLUDING GC/O/P</b>					2,293,140
Bond/insurance @ 2%				45,863	
<b>SUBTOTAL, INCLUDING GC/O/P + B/I</b>					2,339,003
Contingency @ 20%				467,801	
<b>TOTAL CONSTRUCTION COST</b>					2,806,803
<b>EXCLUSIONS:</b> FURNISHINGS at BUILDING INTERIOR WINDOW COVERING ARTWORK BUILDING SECURITY ALARM SYSTEM DATA/COMPUTER SERVER SYSTEM COMMUNICATIONS EMERGENCY GENERATOR  <b>SOFT COST</b> Architect-Engineering Fee 10% of construction cost 280,680 Construction Management Fee 5% 280,680 City Staff Project Management 5% 140,340 Contingency 5% 140,340					
<b>TOTAL SOFT COST</b>					842,041
<b>TOTAL PROJECT COST</b>					<b>3,648,844</b>