

**CONTRACT FOR CONSULTANT SERVICES BETWEEN
THE CITY OF WATSONVILLE AND LDA PARTNERS, INC.**

THIS CONTRACT, is made and entered into this _____,
by and between the **City of Watsonville**, a municipal corporation, hereinafter called
"City," and **LDA Partners, Inc.**, hereinafter called "Consultant."

WITNESSETH

WHEREAS, the City needs to obtain certain professional, technical and/or specialized services of an independent contractor to assist the City in the most economical manner; and

WHEREAS, Consultant has the requisite skill, training, qualifications, and experience to render such services called for under this Contract to City.

THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION 1. SCOPE OF SERVICES. Consultant shall perform those services as specified in detail in Exhibit "A," entitled "SCOPE OF SERVICES" which is attached hereto and incorporated herein.

SECTION 2. TERM OF CONTRACT. The term of this Contract shall be from the execution date of this contract to June 30, 2028, inclusive.

SECTION 3. SCHEDULE OF PERFORMANCE. The services of Consultant are to be completed according to the schedule set out in Exhibit "B," entitled "SCHEDULE OF PERFORMANCE," which is attached hereto and incorporated herein. Consultant will diligently proceed with the agreed Scope of Services and will provide such services in a timely manner in accordance with the "SCHEDULE OF PERFORMANCE."

SECTION 4. COMPENSATION. The compensation to be paid to Consultant including both payment for professional services and reimbursable expenses as well as the rate and schedule of payment are set out in Exhibit "C" entitled "COMPENSATION," which is attached hereto and incorporated herein.

SECTION 5. METHOD OF PAYMENT. Except as otherwise provided in Exhibit "C," each month, Consultant shall furnish to the City a statement of the work performed for compensation during the preceding month. Such statement shall also include a detailed record of the month's actual reimbursable expenditures.

SECTION 6. INDEPENDENT CONSULTANT. It is understood and agreed that Consultant, in the performance of the work and services agreed to be performed by Consultant, shall act as and be an independent Consultant and not an agent or employee of City, and as an independent Consultant, shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

SECTION 7. ASSIGNABILITY. Consultant shall not assign or transfer any interest in this Contract nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Contract or any rights, duties or obligations arising hereunder shall be void and of no effect.

SECTION 8. INDEMNIFICATION.

To the full extent permitted by law (subject to the limitations of Civil Code section 2782.8 for any "design professional services" performed under this Contract), Consultant will indemnify, hold harmless, release and defend the City (including its officers, elected or appointed officials, employees, volunteers or agents) from and against any and all liability or claims (including actions, demands, damages, injuries, settlements, losses or costs [including legal costs and attorney's fees])(collectively "Liability") of any nature, to the extent arising out of, pertaining to, or relating to Consultant's negligence, recklessness, or willful misconduct in the performance of this Contract. In no event shall the cost to defend charged to the Consultant exceed the Consultant's proportionate percentage of fault. Consultant's indemnification obligations under this Contract are not limited by any limitations of any insurance held by Consultant, including, but not limited to, workers compensation insurance.

SECTION 9. INSURANCE.

A. Errors and Omissions Insurance. Consultant shall obtain and maintain in full force throughout the term of this Contract a professional liability insurance policy (Errors and Omissions), in a company authorized to issue such insurance in the State of California, with limits of liability of not less than One Million Dollars (\$1,000,000.00) to cover all professional services rendered pursuant to this Contract.

B. Auto and Commercial General Liability Insurance. Consultant shall also maintain in full force and effect for the term of this Contract, automobile insurance and commercial general liability insurance with an insurance carrier satisfactory to City, which insurance shall include protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any actual occurrence arising out of the performance of this Contract. The amounts of insurance shall not be less than the following:

(1) Commercial general liability insurance, or equivalent form, with a combined single limit of not less than \$500,000.00 per occurrence. If such insurance contains a general aggregate limit, such limit shall apply separately to each project Consultant performs for City. Such insurance shall (a) name City, its appointed and elected officials, and its employees as insureds; and (b) be primary with respect to insurance or self-insurance programs maintained by City and (c) contain standard separation of insured's provisions.

(2) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$500,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

C. Workers' Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant shall be insured against liability for

Workers' Compensation or undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of any work under this Contract.

D. Proof of Insurance to City before Notice to Proceed to Work. Consultant shall satisfactorily provide certificates and endorsements of insurance to the City Clerk before Notice to Proceed to Work of this Contract will be issued. Certificates and policies shall state that the policy shall not be canceled or reduced in coverage without thirty (30) days written notice to City. Approval of insurance by City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from services or operations performed pursuant to this Contract. Consultant shall not perform any work under this Contract until Consultant has obtained the required insurance and until the required certificates have been submitted to the City and approved by the City Attorney. If Consultant fails or refuses to produce or maintain the insurance required by these provisions, or fails or refuses to furnish City required proof that insurance has been procured and is in force and paid for, City shall have the right at City's election to forthwith terminate this Contract immediately without any financial or contractual obligation to the City. As a result of such termination, the City reserves the right to employ another consultant to complete the project.

E. Written notice. Contractor shall provide immediate written notice if (1) any insurance policy required by this Contract is terminated; (2) any policy limit is reduced; (3) or any deductible or self insured retention is increased.

SECTION 10. NON-DISCRIMINATION. Consultant shall not discriminate, in any way, against any person on the basis of age, sex, race, color, creed, national origin or disability in connection with or related to the performance of this Contract.

SECTION 11. TERMINATION.

A. City and Consultant shall have the right to terminate this Contract, without cause, by giving not less than ten (10) days written notice of termination.

B. If Consultant fails to perform any of its material obligations under this Contract, in addition to all other remedies provided by law, City may terminate this Contract immediately upon written notice.

C. The City Manager is empowered to terminate this Contract on behalf of City.

D. In the event of termination, Consultant shall deliver to City copies of all work papers, schedules, reports and other work performed by Consultant and upon receipt thereof, Consultant shall be paid in full for services performed and reimbursable expenses incurred to the date of termination.

SECTION 12. COMPLIANCE WITH LAWS. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments. Consultant shall obtain and maintain a City of Watsonville business license during the term of this Contract.

SECTION 13. GOVERNING LAW. City and Consultant agree that the law governing this Contract shall be that of the State of California. Any suit brought by either party against the other arising out of the performance of this Contract shall be filed and maintained in the Municipal or Superior Court of the County of Santa Cruz.

SECTION 14. PRIOR CONTRACTS AND AMENDMENTS. This Contract represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Contract may only be modified by a written amendment.

SECTION 15. CONFIDENTIAL INFORMATION. All data, documents, discussions or other information developed or received by or for Consultant in performance of this Contract are confidential and not to be disclosed to any person except as authorized by the City Manager or his designee, or as required by law.

SECTION 16. OWNERSHIP OF MATERIALS. All reports, documents or other materials developed or received by Consultant or any other person engaged directly by Consultant to perform the services required hereunder shall be and remain the property of City without restriction or limitation upon their use.

SECTION 17. COVENANT AGAINST CONTINGENT FEES. The Consultant covenants that Consultant has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure the Contract, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fees, commissions, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Contract, for breach or violation of this covenant, the City shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration or otherwise recover, the full amount of such fee, commission, percentage fee, gift, or contingency.

SECTION 18. WAIVER. Consultant agrees that waiver by City or any one or more of the conditions of performance under this Contract shall not be construed as waiver of any other condition of performance under this Contract.

SECTION 19. CONFLICT OF INTEREST.

A. A Consultant shall avoid all conflict of interest or appearance of conflict of interest in performance of this Contract. Consultant shall file a disclosure statement, if required by City Council Resolution, which shall be filed within thirty (30) days from the effective date of this Contract or such Resolution, as applicable.

B. No member, officer, or employee of the City, during their tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in this Contract or the proceeds thereof and Consultant agrees not to allow, permit, grant, transfer, or otherwise do anything which will result in such member, officer, or employee of the City from having such interest.

SECTION 20. AUDIT BOOKS AND RECORDS. Consultant shall make available to City, its authorized agents, officers and employees, for examination any and all ledgers and books of account, invoices, vouchers, canceled checks and other records or documents evidencing or related to the expenditures and disbursements charged to the City, and shall furnish to City, its authorized agents and employees, such other evidence or information as City may require with respect to any such expense or disbursement charged by Consultant.

SECTION 21. NOTICES. All notices shall be personally served or mailed, postage prepaid, to the following addresses, or to such other address as may be designated by written notice by the parties:

CITY

City Clerk's Office
275 Main Street, Suite 400
Watsonville, CA 95076
(831) 768-3040

CONSULTANT

LDA Partners, Inc.
222 Central Court
Stockton, CA 95204
(209) 943-0405

SECTION 22. EXHIBITS:

Exhibit A: Scope of Services
Exhibit B: Schedule of Performance
Exhibit C: Compensation

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WITNESS THE EXECUTION HEREOF, on the day and year first hereinabove written.


CITY

CONSULTANT

CITY OF WATSONVILLE

LDA PARTNERS, INC.

BY _____
Tamara Vides, City Manager

Signed by:

8EA630869D114F1...
BY _____
Eric Wohle, President

ATTEST:

BY _____
Irwin I. Ortiz, City Clerk

APPROVED AS TO FORM:

BY _____
Samantha W. Zutler, City Attorney

EXHIBIT "A"

SCOPE OF SERVICES

The scope of services is as follows:

As described in the attached letter, dated March 13, 2024, from Eric Whole to Courtney Lindberg concerning the proposal for architectural design services for the Municipal Service Center (MSC) Improvements Phase 1 & 2.

See attachment labeled **EXHIBIT A**.

EXHIBIT "B"

SCHEDULE OF PERFORMANCE

Services shall commence immediately upon execution of this Contract. All services performed under the provisions of this Contract shall be completed in accordance with the following schedule:

From date of contract execution to June 30, 2028.

EXHIBIT "C"

COMPENSATION

a. Total Compensation. The total obligation of City under this Contract shall not exceed One Million Two Hundred Thirty-Six Thousand Three Hundred Seventy One Dollars and Sixty Cents (\$1,236,371.60).

b. Basis for Payment. Payment(s) to Consultant for services performed under this Contract shall be made as follows and shall include payment for reimbursable expenses:

Payment in the form of check will be mailed to Consultant within Net 30 days from invoice date.

c. Payment Request. Consultant shall submit a request for payment for services on a monthly basis by letter to Director, or said Director's designated representative. Such request for payment shall cover the preceding monthly period during the term hereof, shall note the City's purchase order number for this Contract, shall contain a detailed listing of the total number of items or tasks or hours for which payment is requested, the individual dates on which such services were rendered, and invoices for reimbursable expenses, if any. Upon receipt in the Office of Director of said payment request, Director shall cause payment to be initiated to Consultant for appropriate compensation.

Statement of Qualifications LDA Partners, Inc.

City of Watsonville Municipal Service Center Master Plan Improvements Phase 1 & 2

March 13, 2024



EXHIBIT A
Page 1 of 39

LDA Partners
DESIGNERS & ARCHITECTS

Table of Contents



Our statement of qualifications and proposal is presented in the following order to assist in document organization and way finding. Each section begins with its respective tab.

1. Cover Letter
2. Scope of Work
3. Project Experience
4. Project Personnel
5. Organization Chart
6. Timeline
7. Fee Schedule
8. Hourly Rates
9. General Assumptions & Exclusions

Cover Letter





DESIGNERS & ARCHITECTS

March 13, 2024

Courtney Lindberg
Director of Public Works and Utilities
320 Harvest Drive
Watsonville, CA 95076

Re: Municipal Services Center – Phase 1 & 2 Bridging Documents

Dear Ms. Lindberg:

On behalf of LDA Partners, Inc., and our proposed team, I am delighted to submit our qualifications to provide architectural and engineering services for the City of Watsonville Municipal Service Center Phase 1 & 2 Improvements. With our significant experience in corporation yards, vehicle maintenance & administration facilities, and our insight into cost effective construction means and methods, we believe our team to be uniquely qualified for the MSC facility project. Our team is made up of industry experts in this project type. Our firm has a long-standing relationship with our partners and look to extending that partnership to the City of Watsonville. Our team can offer the best value for your project by combining our skill set in:

- *Extensive experience with similar Public Works Administration, Corporation Yard, and Maintenance Facilities.*
- *60+ design/build projects with experience on both development of criteria and delivery of construction documents.*
- *A proven track record of successful, planning, programming, and designing public facilities that are functional, programmatically correct, aesthetically pleasing, and serve the needs of its users and constituents; on-time & within-budget.*
- *The projects we design are functional, with a high level of attention placed on the future Operations and Maintenance constraints.*
- *Outstanding relationships with contractors that lead to collaboration, not conflict.*

Our firm has a longstanding reputation for outstanding design, functional planning, and costs conscious solutions. We look forward to the opportunity to assist the City of Watsonville with the criteria and bridging documents for Phases 1 & 2 and to design and engineer replacement structures and site elements for the future of the department. We are avidly interested in this project type and have designed and delivered many successful corporation yard and fleet maintenance projects which you'll find within this response and our website. In fact, LDA has provided architectural services for over 24 similar facilities in recent years.

In each project, we pay constant attention to the client program, economic construction methods, and schedule to ensure successful delivery of the project. Most importantly, we fully understand the challenges of marrying the programming and design process with Public funding budgeting efforts, which can be unique with public facilities.

By submitting our proposal to you, I am committing both myself, our firm, and our team to the needs and priorities of the City. We are keenly interested in continuing our working relationship with the Municipal Service Center and are confident that you will determine our team has the professional experience, technical knowledge, and innovative capability to best execute your project to the highest professional standards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Eric Wohle", written in a cursive, flowing style.

Eric Wohle, AIA
President
LDA Partners, Inc

EXHIBIT A
Page 4 of 39

Scope of Work

Scope of Work

Our understanding of the project scope is as follows:

General Services

- Provide 100% conceptual bridging documents for the design and engineering Phase 1 and 2 improvements for the Watsonville Municipal Service Center based on the phasing diagrams indicated in the document "FINAL WMSC Assessment.pdf" dated July 2020 developed by LDA Partners, Inc.
- This proposal assumes the aforementioned phasing diagrams are approved. Revisions to the phasing diagrams are not contemplated with this scope.
- This proposal contemplates bridging documents for architectural design; civil, landscape, structural, mechanical, electrical engineering; and cost estimating.
- This proposal contemplates one (1) revision to site and floor plans
- Provide architectural and engineering design support to the Owner's Project/Construction Manager (Harris & Associates) for the assumed duration of the project.
- Project duration 6-8 months design (LDA team). Assumes approximately 28-30 months of design-build delivery & construction (by selected design build entity where Harris as Project/Construction Manager is responsible for DB procurement and selection of DB team).
- Phases and deliverables shall include:
 1. Topographic survey and base mapping
 - Site elevations
 - Utility locations
 2. Conceptual design for Planning Department approvals for (5) buildings
 - Civil: conceptual grading and drainage plan, stormwater control plan
 - Landscape: conceptual planting plan
 - Architectural: conceptual site plan, floor plans, elevations, material selections, renderings
 - Electrical: site photometric plan
 - Planning department submittal requirements for approval
 3. Schematic design
 - Civil: grading and utility plan, LID of stormwater management
 - Landscape: planting plan, irrigation plan
 - Architectural: site plan, floor plans, RCPs, elevations, building sections
 - Structural: prelim foundation and framing plans
 - Mechanical/Plumbing: condition space analysis, identify HVAC zoning plans
 - Electrical: power and communication distribution for site and buildings, prelim generator sizing
 - Estimating: 100% schematic design estimate
 4. Design development
 - Civil: grading and utility plan, LID of stormwater management, calcs, prelim erosion control plan
 - Landscape: planting plan, irrigation plan, prelim WELO
 - Architectural: demo plans, site plan, floor plans, RCP, elevations, building and wall sections, prelim schedules and details
 - Structural: foundation and framing plans, building sections
 - Mechanical/Plumbing: distribution and zoning plans, equipment callouts, schedules, water trunk runs, wastewater layout
 - Electrical: power and communications for site and buildings, prelim stubs for future phasing, finalize generator
 - Estimating: 50%, 75%, design development estimate
 5. 100% conceptual drawings and specifications for five buildings and site improvements.
 - Civil: final grading, utility plan, stormwater management plan and report, site calcs, erosion control plan, retaining walls, profiles, details, specs
 - Landscape: planting plan, irrigation plan, patio plan, WELO, irrigation calcs, details, specs
 - Architectural: general notes, life safety plan, Cal Green req., floor plans, RCPs, building elevations, building and wall sections, int.

Scope of Work

- elevations, door/window/finish/hardware schedules, details, specs
- Structural: foundation and framing plans, building and wall sections, details, schedules, site elements, calcs, specs
- Mechanical/Plumbing: distribution and zoning HVAC plans, equipment schedules, hot/cold water distribution, sanitary sewer layout, fixture selections, details, specs
- Electrical: site electrical and fiber design, building power and data design, egress lighting, details, specs
- Estimating: 100% conceptual documents estimate
- 6. Bidding assistance
 - RFI responses
 - Bidding validation
- 7. Design support during construction
 - RFI responses
 - Change order cost evaluation (hourly)

Architecture

- For each building, provide space programming validation exercise based on prior feasibility study.
- Develop schematic designs for Planning Department approvals.
- New buildings include:
 1. Solid Waste building.
 2. Communications building and generator enclosure.
 3. Water Service building.
 4. Refuse Garage building.
 5. New Admin building.
- Develop demolition drawings for proposed improvements.
- Develop site phasing plans.
- Produce design development drawings for (5) buildings.
- Produce 100% conceptual documents (5 buildings).
 1. Cover sheet
 2. Site plan and phasing
 3. General notes
 4. Accessibility notes and details
 5. Cal Green checklist
 6. Floor plans
 7. Reflected ceiling plans
 8. Roof plans
 9. Building elevations
 10. Building and wall sections
 11. Finish plan and schedule
 12. Door and window schedule
 13. Typical details
 14. Identify required fixtures, furnishings and equipment (FFE)
- Project specifications book (e.g. project manual)
- Coordinate site and building systems

Civil Engineering

Project Design and Engineering

- Provide 2 days of additional topographic surveying to fill in any needed information not provided by the survey utilized for the feasibility

Scope of Work

study.

- Phasing Plans: Provide a Demolition Phasing Plan, and Construction Phasing Plan which delineate the limits of work included in each phase of the project.
- Prepare a Demolition Plan for all of Phase 1A to 2B structures and areas of pavement and striping shown to be demolished in the Master Plan.
- Prepare Grading Plan & Calculations: Prepare a grading and drainage plan for the new structures, new pavement, and new bio retention areas. Calculate the earthwork volume for the proposed on site grading.
- Prepare Utility Plans: Provide utility plans for the new buildings showing new utility connections including water & sewer.
- Prepare a Stormwater Management Plan and Report: Prepare a stormwater management plan and details for conveying site run off, provide LID treatment of storm water per the City of Watsonville Post Construction Standards for projects that create greater than 22,500 square feet of new impervious surface (Performance Requirements No. 1, 2, 3 & 4). Prepare a Stormwater Management Report with LID Maintenance Guidelines. The Stormwater Management Plan and Report will reference the master plan but will show improvements for phases 1A to 2B.
- Prepare an Erosion Control Plan: Provide a plan showing the placement and details of site erosion control measures for new areas of construction as well as areas to be demolished for all phases of the project.
- Prepare retaining wall plans, profiles, details and calculations for work within Phases 1A to 2B.
- Prepare details and specifications for all the new work. Construction specifications will be book specifications.

Planning Approval

- Provide a revised set of plans and specifications based on planning review comments.

Design Support During Construction

- Provide design support during construction for phases 1A through 2B of the project.
- Prepare 2 Elevation Certificates for each of the 5 proposed buildings/structures. The first will be based on the Construction drawings and the second will be a Final Elevation Certificate prepared once each phase of the project is completed.

Landscape Architecture

Schematic Design

- Participate in project meetings as required.
- Conceptual Planting Plan: to include plant material to complement the proposed improvements. Plants will be low water use in nature to conform to California's Updated Model Water Efficient Landscape Ordinance AB 1881 and City of Watsonville requirements.
- Conceptual Irrigation Plan: to include irrigation hydrozones, proposed equipment and design strategies to effectively water plant material shown on the Conceptual Planting Plan in compliance with California's Updated Model Water Efficient Landscape Ordinance 1881 and City of Watsonville requirements. Hydrozones will be designated based on solar exposure, plant water use requirements, soil type, and microclimates.
- Break area enlargement: to include site furnishing layout, pavement and fencing type, and locations for three flagpoles. 100% Conceptual Documents
- Based on direction and feedback from Client and City, develop 100% Schematic Design drawings, prepare 50% and 100% design development and 100% Conceptual Documents for project improvements suitable for City RFP solicitation for design-build entities. Plans will include:
 - o Irrigation Plan
 - o Irrigation calculations for AB 1881 compliance
 - o Planting Plan
 - o Planting and Irrigation Details
 - o Outdoor break area site plan
 - o Construction details specific to outdoor break area
 - o CSI Technical Specifications for related work

Design support during construction

- Support the CM in:
 - o Review submittals and RFIs and provide written approvals and review.
 - o Attend up to (3) construction meetings as required throughout the construction period.
 - o Attend (1) one punch-walk at substantial completion of landscape items.

Scope of Work

- o Prepare (1) one punch-list and deliver to Client

Mechanical / Plumbing

Building HVAC Design

- Prepare demolition drawings for the Attendant Booth, Police Department Storage, Refuse Garage, Water Services Building.
- Generator Enclosure and Communications Room.
 - o Perform heating, cooling, and ventilation load analysis.
 - o Specify HVAC equipment.
- Solid Waste Booth
 - o Perform heating, cooling, and ventilation load analysis.
 - o Identify HVAC zones in building and associated HVAC units.
 - o Specify HVAC equipment
- Water Service and Refuse Garage
 - o Perform heating, cooling, and ventilation load analysis.
 - o Identify HVAC zones in building and associated HVAC units.
 - o Specify HVAC equipment.
- Administration Building
 - o Perform heating, cooling, and ventilation load analysis.
 - o Identify HVAC zones in building and associated HVAC units.
 - o Specify HVAC equipment.

Building Plumbing and Piping Design

- Prepare demolition drawings for the Attendant Booth, Police Department Storage, Refuse Garage, Water Services Building.
- Solid Waste Booth
 - o Plumbing fixture selection.
 - o Plumbing fixture unit calculations for water supply and sanitary waste pipe size at primary points of connection.
 - o Primary trunk run layouts for gas, cold water, hot water, and wastewater.
 - o Design flat roof drains and interior rain drains, if applicable. (Design of exterior rain drains and gutters is not included.) o Design a new water heater to serve domestic hot water demand.
- Water Service and Refuse Garage
 - o Plumbing fixture selection.
 - o Plumbing fixture unit calculations for water supply and sanitary waste pipe size at primary points of connection.
 - o Primary trunk run layouts for gas, cold water, hot water, and wastewater.
 - o Design flat roof drains and interior rain drains, if applicable. (Design of exterior rain drains and gutters is not included.)
 - o Design a new water heater to serve domestic hot water demand.
- Administration Building
 - o Plumbing fixture selection.
 - o Plumbing fixture unit calculations for water supply and sanitary waste pipe size at primary points of connection.
 - o Primary trunk run layouts for gas, cold water, hot water, and wastewater.
 - o Design flat roof drains and interior rain drains, if applicable. (Design of exterior rain drains and gutters is not included.)
 - o Design a new water heater to serve domestic hot water demand.

Scope of Work

Structural

- Phase 1 – New Waste Building, Generator Foundation and Communications Room.
 - o 30% Lateral & Gravity Design of 3 ea Structures
 - o Light framed or Cold-formed steel structures
 - o Foundation design and stem wall design for flood plain
 - o Roof Framing or Pre-manf Truss specs
 - o Structural sections as needed
 - o Structural details
 - o Drafting Items Above
 - o Specifications for Items Above
 - o Demolition drawing review of LDA drawings
 - o Generator concrete platform to be above flood plain
- Phase 2A – Water Service and Refuse Garage
 - o Lateral & Gravity Design and Loading Requirements of 1 ea PEMB Structure
 - o 1 ea - PEMB layout and Typical Framing for PEMB consultant to bid
 - o Foundation design (30 %)
 - o Roof Framing Layout
 - o Structural sections as needed
 - o Structural details typical to PEMB or specific to this site (raised foundation)
 - o Drafting Items Above
 - o Specifications for Items Above
 - o Stem wall design for flood plain (Harvest Dr. side)
- Phase 2D – New Admin Building
 - o 30% Lateral & Gravity Design
 - o Light framed or Cold-formed steel structures
 - o Foundation design
 - o Roof Framing or Pre-manufactured truss specs
 - o Structural sections as needed
 - o Structural details
 - o Drafting Items Above
 - o Specifications for Items Above
 - o Stem wall design for flood plain
 - o Demolition drawing review of LDA drawings
- Site elements:
 - o Stem wall design
 - o Light standard footings and bases
 - o Vehicle and man gate and fence foundations
 - o Trash enclosure
 - o Monument sign foundation
 - o Flagpole foundation

Scope of Work

Electrical

Site Design

- Perform utility coordination and design site utilities for power, and fiber, for phase 1A-2D.
- Provide raceway stubs to the border of phase 3.
- Design parking lot lighting to achieve 1/2-foot-candle throughout, prepare and submit AGI-32 plot file.
- Design site-wide standby generator.
- Design site-wide electrical service.
- Coordinate with civil equipment locations and elevations to meet site flood plain projections.

Building Design

- Prepare demolition drawings for the Attendant Booth, Police Department Storage, Refuse Garage, Water Services Building.
- Generator Enclosure and Communication Room
 - o Design power distribution system for building.
 - o Design building's interior/exterior, egress/exit lighting.
 - o Design main point of entry for communication systems.
- Administration Building, Solid Waste Building, Water Services Building, Refuse Garage Building, and Communication Building
 - o Design power distribution system for building.
 - o Design building data systems (telephone, data).
 - o Design building's interior/exterior, egress/exit lighting.

Estimating

- Provide conceptual construction estimates for the following milestones:
 - o 100% Schematic design
 - o 50% Design development
 - o 75% Design development
 - o 100% Conceptual documents
 - o Bidding review
 - o Construction change order review (hourly allowance)

Project Experience

Project Experience

City of Watsonville Municipal Service Center Feasibility Study & Masterplan, Watsonville, CA

SIZE
7.5 acre site
53,000 sq. ft. of buildings

REFERENCE
Gabriel Gordo
Public Works Admin.
Services Manager
831.768.3147

SERVICES
Feasibility Study
Program confirmation
Master Planning

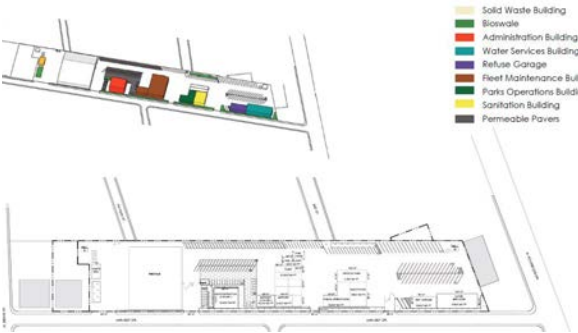
STATUS
Completed 2020

LDA Partners recently completed the master plan for the City of Watsonville Municipal Service Center, the City's Public Works corporation yard.

We began by taking surveys of both the site and existing facilities and tested that data against realistic staffing needs.

The result was a multi-phased plan to address the City's PW needs both short and long term. Each phase was priced out for budgeting and growth fee analysis.

LDA programmed the site to achieve maximum efficiency for the City's operation, taking into account how future build-outs would come on-line over the next 15 years.



County of Sacramento, NARS Maintenance Facility & Masterplan, Roseville, CA

SIZE
28 acre site
50,000 sq. ft. of buildings

REFERENCE
Dennis Gish
Architectural Services
Division
County of Sacramento
916.876.6383

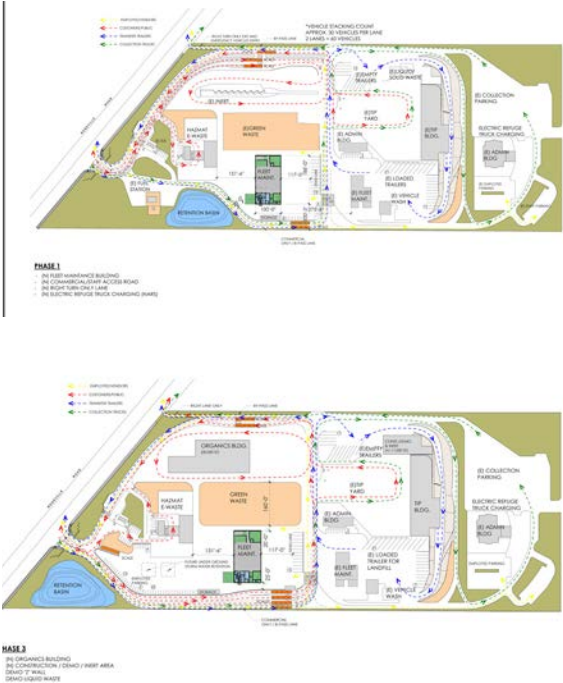
SERVICES
Feasibility Study
Program confirmation
Master Planning

STATUS
Completed 2017

LDA Partners completed the master plan for Sacramento County's NARS site, which includes a waste and recovery station as well as a maintenance facility for waste vehicles and trucks.

The project site consists of three parcels totaling approximately 28.28-acres.

LDA reviewed the entire site and operations and developed a 4-phased approach to achieve the overall master-plan while ensuring that the entire site remained operational and open to the public.



Project Experience

Stanislaus County Public Works Vehicle Maintenance & Administration Complex Modesto, CA

SIZE

30,000 SF VMB

19,000 SF Admin.

TEAM

Eric Wohle-LDA

Peter Rosado-LDA

Capital Engineering

JH Lawder

REFERENCE

Matt Machado, PE, LS

Deputy County

Administrative Officer

Public Works Director

County of Santa Cruz

831.454.2368

RELEVANCE

Programming

Masterplanning

Design

STATUS

Completed 2018

The County's new Vehicle Maintenance building consolidates the sign, roads, bridges, and vehicle maintenance divisions under one roof for the first time in decades. The new building and division adjacencies were designed to increase efficiencies and maintain the comradery shared amongst staff and crew members. LDA started this project with a new masterplan for the site and reviewed program needs for the entire PW department.

The new Public Works Administration building was designed to replace their existing 1950's facility that disjointed department functions and cohesiveness. The new building reorganized six department division adjacencies to allow for much more efficient and productive workflows. Amenities such as the smart conference rooms, file/print corral, break rooms and map vault are now located under a single roof.



County of Nevada - Nevada County Operations Center Grass Valley, CA

SIZE

28,300 sq. ft.

REFERENCE

Justin Drinkwater

Project Manager

530.470.2637

TEAM

Eric Wohle - LDA

Peter Rosado-LDA

Capital Engineering

Gannett Flemming

RELEVANCE

Site development

Programming

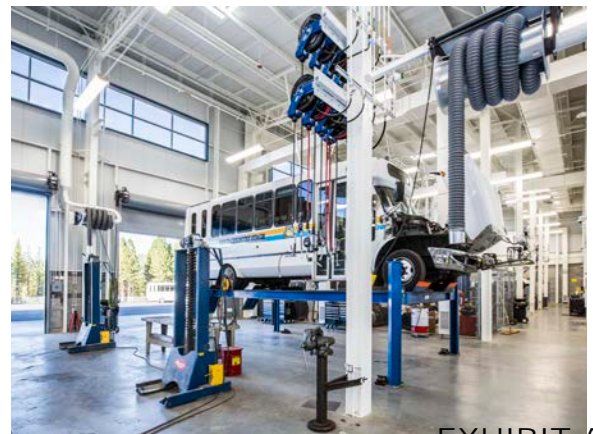
Design

STATUS

Completed 2020

This new 28,300 sf facility will house an new county maintenance facility. County transit office, as well as serve as the County's new alternate EOC. The site improvement area is approximately 9.0 acres on a sloping parcel. The design creates terrace levels with retaining walls for truck parking and the heavy equipment and materials storage yard. The site will also park 16 full size buses and 6 transit vans.

A de-mudding pad and wash shed are also incorporated into the project to maintain the cleanliness of the vehicles. Right-of-way improvements and bus stops at the entry drive will provide easier site access for pedestrians and vehicles.



Project Experience

City of Modesto - Water Services Administration & Corporation Yard Modesto, CA

SIZE 19,000 sq. ft.	The new City of Modesto Water Corporation Yard is a new corporation yard complex with 19,000 sf admin facility,a new 10,000 storage facility, a 12,500 sf Parks/ Operations building and ancillary facilities all situated on 49 acres. As part of a design build delivery process,
REFERENCE Robert Davalos, P.E. City of Modesto (209) 571-5869	
SERVICES Program confirmation Master Planning Construction Documents, Construction Administration	LDA was giving criteria by the City and developed the overall masterplan and facilities throughout the campus to achieve maximum cost effectiveness.
STATUS Completed 2020	



Monterey-Salinas Transit South County Operations & Maintenance Facility King City, CA

SIZE 19,000 sq. ft.	LDA was selected to design the new regional maintenance facility for Monterey Salinas Transit District as part of a design build delivery. This new facility, sitting on 4.8 acres, will serve as a regional maintenance and operations center and includes lockers for staff, administrative offices, fare collection as well as the functional needs and spaces of a vehicle maintenance facility. Additional accessory buildings include a bus wash, steam cleaning, tire storages, as well as steam cleaning. Separate fuel islands.
REFERENCE Mr. Steve Diede Diede Construction 209.369.8255	
SERVICES Program confirmation Master Planning Construction Documents, Construction Administration	
STATUS Completed 2021	



Project Experience

City and County of San Francisco Fleet Maintenance and Operations Management Facility, San Francisco, CA

SIZE
257,000sq. ft.

REFERENCE
Dan McKenna
Project Manager
415.554.5113

SERVICES
Program confirmation
Master planning

TEAM
LDA
Capital Engineering
Gannett Fleming

STATUS
Completed 2018

The City and County of San Francisco fleet maintenance and operations management department needed a new home due to the loss of their old site, LDA helped oversee the new fleet maintenance facility for San Francisco. The City and County of San Francisco (CCSF), General Services Agency's Central Shops is responsible for maintaining more than 7,000 vehicles and pieces of equipment in CCSF's vehicular fleet. The vehicles include fire engines, police cruisers, heavy construction equipment, sedans, parking control light-duty vehicles and small, miscellaneous equipment.



On-Call Services - City of Stockton
Space Needs Assessment
Stockton, CA

SERVICES
Programming
Needs Assessment
Feasibility

REFERENCE
Joe Mulligan
Project Manager
209.937.8059
joseph.mulligan@stocktongov.com

STATUS
Complete

In late 2007, the City of Stockton acquired an existing 250,000 sq. ft., eight story office building in downtown Stockton to serve as its new City Hall, housing all primary City Departments. LDA Partners' role was to determine the functional and space requirements of each of the seventeen departments relocating to the new City Hall.

To this end, each department was interviewed, resulting in LDA Partners developing City space allocation standards, departmental space needs assessment, adjacency relationships and location requirements, departmental inventories as warranted, and phasing and stacking scenarios for occupation of each of the buildings eight floors.

Floor		RSF	
8	Washington Mutual (W&M) Suite 800 25,804 RSF, Exp. Aug-2009 (Has right to terminate with 6 months notice)	25,804	
	State Dept of HS Suite 700 16,297 RSF, Exp. Mar-2011 (Has right to terminate with 6 months notice)	16,297	
7	Washington Mutual (W&M) Suite 600 25,772 RSF, Exp. Aug-2009 (Has right to terminate with 6 months notice)	25,772	
6	Washington Mutual (W&M) Suite 500 25,772 RSF, Exp. Aug-2009 (Has right to terminate with 6 months notice)	25,772	
5	Vacant Suite 400 25,730 RSF	25,730	
4	Washington Mutual (W&M) Suite 300 35,994 RSF, Exp. Aug-2012	35,994	
3	Washington Mutual (W&M) Suite 200 44,965 RSF, Exp. Aug-2009	44,965	
2	Vacant Suite 100 36,742 RSF	36,742	
Plaza		246,551 Total	

Expiration	2008	2009	2011	2012	Vacant
Total COS RSF	38,175	38,175			
Unassigned RSF	8,180	8,180			
Total 2nd Floor RSF	29,355	29,355			
Total 2nd Floor COS	43,400	43,400			

Floor	Department	RSF	Exp.	Notes
P L A Z A	Administrative Services	7,814	8/28/09	#1317,843 W&M Aug-12
	City Clerk	2,897	3/7/14	#1249,488 COS Aug-08
	Contract Compliance/Support	6,051	8/28/09	#1256,691 W&M Aug-12
	Investment Services	100		
	Library/Kiosk (later Lanes)	100		
	Police Office	5,195	5/19/15	#1203,495 W&M Aug-08
	Mail Operations	7,785	7/7/08	#1197,785 W&M Aug-12
	California (vacating)	7,785	7/7/08	#1197,785 W&M Aug-12
	Total COS RSF	28,430	30,140	
	Unassigned COS	7,711	8,443	
Total Plaza Floor RSF		35,583	35,583	
Total Plaza Floor COS		42,800	42,800	

SUMMARY	2008	2013
Total COS RSF	133,099	143,321
Unassigned RSF	80,214	89,992
Total RSF	213,313	213,313
Total Building GSF	244,808	244,808
Total Building COS SF	31,495	31,495

Project Experience

San Leandro Mazda San Leandro, CA

SIZE

New Car Sales Bldg:

13,500 sf

Used Car Service Bldg:

27,000 sf

REFERENCE

Taz Harvey, Owner

209.610.8005

SERVICES

Planning Approvals

Conceptual Design thru

Construction Documents,

Construction Administration

STATUS

Completed: 2021

DELIVERY

Design/build: Simile

Construction

LDA Partners was selected as the design/build architect because of our vast experience with design/build delivery and our inherent interest in auto dealership design. This project re-imagines an existing warehouse complex of two buildings and two acres on the dealership boulevard into a new Mazda Sales and Service center totaling approximately 40,500sf, perhaps the largest Mazda dealer by area in CA.

Approximately 20 percent of the existing pre-cast concrete structure was demolished for the inclusion of vast curtain wall systems to display the New and Used Car Studio and Jewel Box. The Sales building has been remodeled to improve the customer experience while providing necessary space for employees. These spaces include administration offices, break room, detailing bay, car wash bay, conference room, manager's and owner office, service reception bay, and comfortable customer lounge spaces.



Volkswagon Dealership Rocklin, CA

SIZE

1st Floor: 38,000 sq. ft.

2nd Floor: 7,400 sq. ft.

Parking Deck: 30,000 sq. ft.

Total: 75,400 sq. ft.

REFERENCE

Luke Smith

Operating Partner

415.686.3999

SERVICES

Planning Approvals

Conceptual Design thru

Construction Documents,

Construction Administration

STATUS

Construction Doc Phase

DELIVERY

Design/bid/build

This new three-story, 50,000 SF building with 30,000 SF of roof parking deck will be the premier Volkswagen dealership for northern California.

The facility includes showroom, new vehicle customer delivery, customer lounges, retail areas, service write-up, covered service driveway, dual level parts storage, administrative spaces, business development office, 21 service bays, automated car wash, 5 detail bays, and roof deck parking.

The building is clad with ACM panels, stucco, corrugated metal panels, and glass curtain wall system to adhere to VW branding standards.



EXHIBIT A

Project Experience

Fresno Mazda Dealership Fresno, CA

SIZE

38,600 sq. ft.

REFERENCE

Manuel Prieto, Owner
559.269.1932

SERVICES

Planning Approvals
Site Design, Programming,
Bldg. Design, Construction
Documents, Construction
Administration

STATUS

Completed: Construction
Documents

DELIVERY

Design/build: Simile
Construction

The renovation of the existing Fresno Mazda dealership encompasses the re-branding of all customer touch-point spaces as well as adding the new two-story, Jewel Box car display along the front elevation.

The re-branding includes the renovation of customer lounge, showroom, reception, display studios, manager offices, F&I offices, restrooms, business development center, service reception, write-up, retail, and used cars sales offices.

New interior finishes include carpet and tile flooring, paint, acoustical ceiling systems, gypsum ceilings, built-in managers, service write-up, and reception desks, light fixtures, back-lit wall art, and furniture.

New exterior finishes include ACM panels, curtain wall glazing systems, stucco, paint, vehicle display areas, and extensive site work.



City of Ripon - Public Works Fleet Maintenance Facility Ripon, CA

SIZE

12,000 sq. ft. Phase 1

REFERENCE

Mr. Kevin Werner
City Manager
209.599.0235

RELEVANCE

Programming
Masterplanning
Design

STATUS

Masterplan Completed 2019
Construction Complete
Summer 2024

The City of Ripon hired LDA to perform a master plan and study to relocate the City's Corporation Yard to a new location. LDA outlined various milestones for a phased relocation and for budgeting. LDA also outlined costs for a full build-out over the next 20 years. The City is now moving forward with the design and construction of the fleet maintenance building.



Project Personnel

Project Personnel



Eric Wohle, AIA, LEED® AP

Principal-in-Charge, Architect

LDA Partners, Inc.

With more than 24 years of experience in the field of architecture, Partner Eric Wohle offers clients the benefits of his solid background in programming & building design, and construction management. Mr. Wohle also has extensive experience in design and construction document production for a wide range of project types. Mr. Wohle is the principal responsible for public project oversight, and construction administration. Mr. Wohle also has a keen sense of building materials and the design construction process as a whole having taught Materials and Methods of Construction and Blueprint Reading. Eric works primarily with Public agencies on multiple projects types and has personally overseen the design of 7 maintenance facilities coupled with over 10 administrative facilities.

EDUCATION

University of Washington
Bachelor of Arts: Design and Planning

University of New Mexico
Master of Architecture

REGISTRATIONS

#C-28388

MEMBERSHIPS

American Institute of Architects
California Parks & Recreation Society
US Green Building Council

RELEVANT PROJECTS

Stanislaus County Public Works Administration & Vehicle Maintenance Complex, Modesto
Nevada County Operations Center, Grass Valley, CA
Modesto Water Corporation Yard, City of Modesto
Stanislaus County - Fleet Services Facility
County of San Francisco Fleet Maintenance and Operations Management Department Program Validation
Lodi Transit Vehicle Maintenance Facility, Lodi
Manteca Vehicle Maintenance Facility, Manteca
Manteca Transit Center, Manteca



Peter Rosado, AIA, NCARB

Partner, Architect

LDA Partners, Inc.

Joining the firm 21 years ago, Mr. Rosado has developed an extensive understanding of the built environment. As project architect he works closely with the client and design team to determine project requirements and solutions suitable to the project budget and end-user. He assists the principal architect in building design and is responsible for managing and coordinating development of construction documents and construction administration.

EDUCATION

California Polytechnic State University, San Luis Obispo
Bachelor of Architecture
Paris Val de Seine - Ecole d'Architecture, Paris, France

REGISTRATIONS

CA: C-32705
HI: AR-18582
NV: 9013
WA: 23022765

MEMBERSHIPS

American Institute of Architects,
Architectural Review Committee,
City of Stockton

Mr. Rosado has gained valuable experience by working on many different building types including maintenance facilities, educational, recreational and corporate offices. Additionally, Mr. Rosado brings a thorough understanding of water intrusion prevention as well as building component detailing into every project.

RELEVANT PROJECTS

Corporation Yard Masterplan & Needs Assessment Watsonville, CA
Ripon Corporation Yard, Ripon, CA
Nevada County Operations Center, Grass Valley, CA
Modesto Water Corporation Yard, City of Modesto
Stanislaus County Public Works Administration & Vehicle Maintenance Complex, Modesto
County of San Francisco Fleet Maintenance and Operations Management Department Program Validation
Volkswagen Rocklin, CA
Mazda, San Leandro, CA
Mazda, Fresno, CA

Project Personnel



Joel F. Ricca

Principal Engineer

Bowman and Williams

Joel has been with Bowman & Williams since 1981. He achieved his Registration as a Civil Engineer in 1995, becoming a principal at Bowman & Williams in 1998. His general project experience with Public and Educational Facilities projects includes Cabrillo College, City of Capitola, and Santa Cruz City Schools. His private sector experience ranges from Seascape Uplands to Habitat for Humanity. Joel's project role will be coordinating with the various stakeholders, interfacing with local/state/federal entities, and establishing the design criteria to meet the overall project goals.

EXPERIENCE

Murray-McCormick
Environmental Group
Systems Planning Consultants
Bowman & Williams since 1981

REGISTRATION

Registered Civil Engineer, CA No.
53588

RELEVANT PROJECTS

Corporation Yard Masterplan & Needs Assessment Watsonville, CA
City of Scotts Valley Department of Public Works Facility, plans about to be approved for bid.
Santa Cruz City Schools Transportation Facility, Harbor HS, 2022
Santa Cruz City Schools Maintenance Facility, Palm St., 2021
Ohlone Parkway Roundabouts, Watsonville. Plans recently approved.



Kerri A. Brennan

Associate Engineer

Bowman and Williams

Kerri has been with Bowman & Williams since 2015. She obtained a BS in Civil Engineering in 2009 and a MS in Civil Engineering in 2013. She achieved her registration as a Civil Engineer in 2018. Her general project experience includes site layout, grading, storm water management, utilities, and erosion control. Kerri specializes in drainage and Storm water Management design for projects within the Santa Cruz County, Santa Clara County, San Mateo County and Monterey County areas. Early in her career, Kerri assisted with water distribution and storage system designs, and worked on large scale municipal projects, including a smart metering program, an athletic complex and artificial turf field project, and Storm water Management Planning for NPDES compliance.

EXPERIENCE

Weston and Sampson Engineers,
Inc. Department of Public Works,
Danvers, MA
Bowman and Williams since 2015

REGISTRATION

Registered Civil Engineer, CA No.
89010, QSD/QSP

RELEVANT PROJECTS

Corporation Yard Masterplan & Needs Assessment Watsonville, CA
City of Scotts Valley Department of Public Works Facility, plans about to be approved for bid.
Santa Cruz City Schools Transportation Facility, Harbor HS, 2022
Santa Cruz City Schools Maintenance Facility, Palm St., 2021
Ohlone Parkway Roundabouts, Watsonville. Plans recently approved.

Project Personnel



Douglas C. McHaney

Principal Electrical Engineer

ArcSine Engineering

Joined ArcSine Engineering in 1988. Performs design and management of electrical, lighting, process and automation, mechanical, plumbing, civil, structural, geotechnical, and architectural disciplines including retained expert for professional testimony Electrical Engineer of Record for numerous public works and private projects which include design documents, meeting current energy conservation practices and which are suitable for construction. These types of projects include animal shelters, city halls, fire stations, police departments, secured parking garages, and community centers. Majority of projects include detailed field investigations to identify infrastructure deficiencies, code-related issues, and to evaluate/determine if equipment has met its serviceable life prior to design work. All projects include current energy conservation requirements.

EDUCATION

Master of Business
Administration Degree -
University of California, Berkeley,
1988

Bachelor of Science Degree,
Electrical Engineering -
University of California, Davis,
1983

REGISTRATION

California No. 13928, Oregon No.
17004PE, Arizona No. 27674,
Washington No. 31650, Nevada
No. 17487, Idaho No. 11786

RELEVANT PROJECTS:

Watsonville Service Center Master Plan
Sacramento Nars Facility
Ashland School District
California State Parks



Edwin L. Phillips

Project Manager

ArcSine Engineering

Joined ArcSine Engineering in August 1989. Responsibilities include design and project management for projects which include mechanical, electrical, plumbing, instrumentation, and process control disciplines. Project manager/designer for public works and private projects including animal shelters, city halls, fire stations, police departments, secured parking garages, and community centers. Performed field investigations, identified code deficiencies and electrical infrastructure which has met the end of its serviceable life. Prepared assessment reports, budgetary construction cost estimates, and design solutions for facility upgrades.

EDUCATION

Associate Specialized Degree -
Electro/Mechanical CAD Drafting
- Bay Valley Technical Institute,
Santa Clara, CA 1989

REGISTRATION

Photo voltaic System Design for
Engineers & Designers 2008

RELEVANT PROJECTS:

Watsonville Service Center Master Plan
Sacramento Nars Facility
Ashland School District
Chico Bidwell Mansion
California State Parks

Project Personnel



Jeff Threet

Senior Cost Estimator
JR Conkey & Associates

Mr. Threet has over 20 years of experience in the construction and construction management industries combining hands-on jobsite common sense, with an innate understanding of the core principles of project design and construction.

RELEVANT PROJECTS

Fire Station, Woodside, CA
Native American Museum, Roseville, CA
Public Library, Stockton, CA
City of Ukiah Corporation Yard, Ukiah, CA
Montecito Vehicle Maintenance Building, Montecito, CA
California Department of Corrections and Rehabilitation, CA
Oxnard School District

EDUCATION

Stanford University
Master of Science 2003
Civil Engineering
San Jose State University
Bachelor of Science 2002

REGISTRATION

Civil #C66114
USGBC – LEED AP
ASPE – Professional Cost
Estimator



Doug Wagner, P.E.

Structural Engineer
JC Wagner & Associates

JCWagner & Associates was founded by Doug Wagner in 2010 based on a vision to provide cost effective engineering solutions with a focus on constructibility. Doug also wanted to provide a service where Contractors could “design on the fly” in response to how problems usually arise during the construction process and to use modern technology to provide efficient engineering support. Doug’s focus on constructibility is a direct result of his 15+ years of experience in the Construction Industry. Much of the growth of the company has been a result of providing engineering support on the design-build projects of our contractor clients.

RELEVANT PROJECTS:

7-Eleven - Hayward - 22596 Center St (4,020 SF), Hayward, CA
Tracy Outlets (161,700 SF), Tracy, CA
Existing 1 story Light framed structure w/wood roof structure.
IP Paper (~35,000 SF of roof), Tracy, CA
Existing 1 story Conc Tilt-up Structure w/Wood panelized roof structure
Newberry Building (40,000 SF), Stockton, CA
McDonald’s of San Joaquin (30,00 SF), Stockton, CA
Security National Bank of Nevada (75,000 SF), Carson City, NV

EDUCATION

BSCE '89 Purdue University

Project Personnel



Steve Sutherland, ASLA / PLA

Principal

SSA Landscape Architects

Steve established SSA in 1989. As Principal-in-Charge he has focused on projects that will have lasting and positive impacts on communities. Working with citizens, public agencies, and consultants to develop designs and plans that meet a community's special need is the most inspiring work for him. His ability to develop consensus between diverse groups and identify the most logical and common sense solution has contributed to SSA's success. Steve has a unique ability to visualize a project beginning with the "big picture" and incorporating his knowledge and understanding of the many small technical details inherent in every project to arrive at the most advantageous solutions.

EDUCATION

University of California, Berkeley

Certificate in Landscape

Architecture

Butte Community College

Ornamental Horticulture

REGISTRATION

Professional Landscape Architect

California, #2805

Licensed Landscape Contractor

California, #407136

RELEVANT PROJECTS:

Seven Seas Park, Sunnyvale, CA

Heart of Soquel Plaza Park and Parkway, Soquel, CA

Chanticleer Park, Santa Cruz, CA

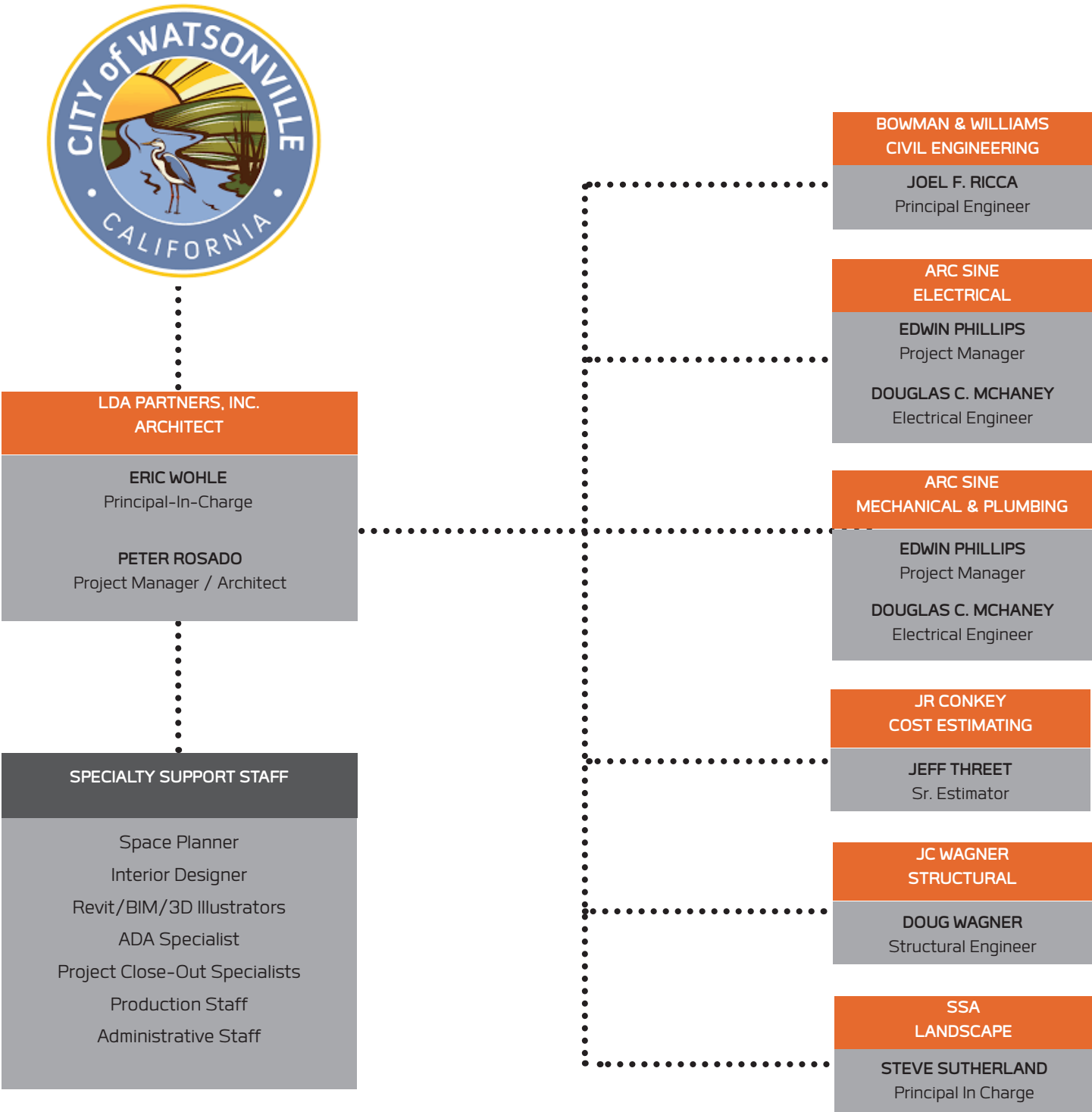
Red Morton Park Magical Bridge Playground, Redwood City, CA

Sherwood Park Master Plan, Paso Robles, CA

Organization Chart

Organizational Chart

Below is an organization chart illustrating our project team composition. This core team is supported by our in-house specialists and outside consultants.



Project Team



LDA PARTNERS - ARCHITECT

Since its inception in 1979, LDA Partners has applied a balanced, solutions-based approach to the creation of human environments, effectively blending function, first- and life-cycle costing, to satisfy complex program requirements. We pride ourselves on creating spaces that are a marriage of functional, cost effective, and aesthetic.



BOWMAN & WILLIAMS - CIVIL ENGINEERING

Based out of Santa Cruz, CA and established in 1945, the varied professional experience of Bowman & Williams personnel form an outstanding background. This enables our organization to provide an effective design and evaluation service capable of meeting the civil engineering and surveying requirements of a broad range of public or private projects. Each contract that we undertake receives the personal attention of a principal member of Bowman & Williams. Principal Engineer



ARC SINE - ELECTRICAL, MECHANICAL & PLUMBING

Primarily serving clients in the West including California and Oregon, ArcSine offers engineering and consulting services from design through startup, including in-house mechanical engineering, electrical engineering, lighting design, programming, and control system engineering.



JR CONKEY & ASSOCIATES - COST ESTIMATING

J.R. Conkey & Associates, Inc. is a 35 year old Construction and Construction Management firm certified by the California Office of Small and Minority Business (DGS-OSMB) as a Disabled Veteran Business Enterprise (DVBE) and Small Business. James Conkey, Principal, has served as the California Director of the Association for Service Disabled Veterans, and as Treasurer of the California DVBE Alliance.



JC WAGNER & ASSOCIATES - STRUCTURAL ENGINEERING

JC Wagner and Precision Building Solutions provide custom design and engineering services for residential, commercial, and industrial construction. We regularly partner with trusted contractors to deliver design-build projects that combine structural innovation with quality craftsmanship. Our team of structural engineers and designers leverage their "out of the box" creativity to develop and implement cost effective, intuitive, robust solutions for structural challenges.

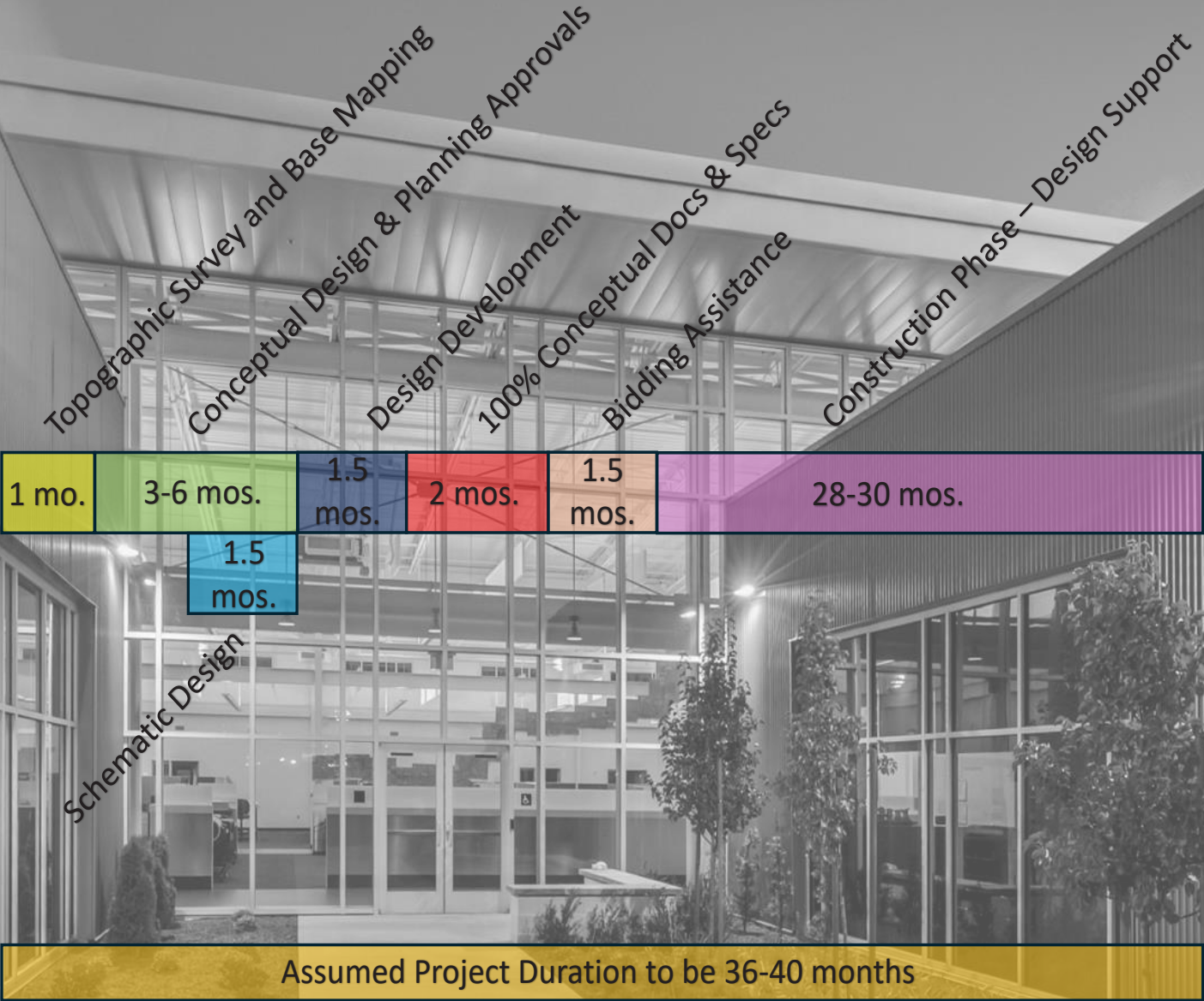


SSA LANDSCAPE ARCHITECTS - LANDSCAPE

SSA Landscape Architects, located in the heart of Santa Cruz, has been serving the needs of municipalities and public agencies since 1989. Established and founded by Steven Sutherland, SSA is a fully incorporated, certified small business in the State of California, with the belief that first-class customer service is paramount in all their projects. SSA provides the highest quality of service to their clients by using a collaborative design process and incorporating sustainable practices at every opportunity in projects and business practices.

Timeline





Fee Schedule

City of Watsonville Municiple Service Center Cost Revision 2		LDA PARTNERS ARCHITECT								Bowman & Williams CIVIL ENGINEERING									
LDA Partners DESIGNERS & ARCHITECTS		Principal Architect	Project Manager/Architect	Planner	Designer	Job Captain	Draftsperson	Admin	Total Hours		Principal Engineer	Associate Engineer	Assistant Engineer	Two-Person Survey Crew	Technical Draftsperson	Land Surveyor	Total Hours	Civil Engineering Fee	
Base Hourly Rate (\$/ hour)		275.00	250.00	225.00	200.00	175.00	150.00	90.00			250.00	200.00	180.00	340.00	135.00	225.00			
Task #	Task Description																		
1	Topographic Survey and Base Mapping	1	2		4			4	11	\$ 1,935.00	1	1		16	16		34	\$ 8,050.00	
2	Conceptual Design and Planning Approvals		30	30	50	120	80	4	314	\$ 57,610.00	13	78					91	\$ 18,850.00	
3	Schematic Design	3	95		100	200	240	4	642	\$ 115,935.00	26	184					210	\$ 43,300.00	
4	Design Development	4	70		100	280	360	8	822	\$ 142,320.00	8	74					82	\$ 16,800.00	
5	100% Conceptual Drawings and Specifications	10	85		55	450	585	8	1193	\$ 202,220.00	8	74					82	\$ 16,800.00	
6	Bidding Assistance		10		15			1	26	\$ 5,590.00	2	8					10	\$ 2,100.00	
7	Construction Phase - Design Support		120		160			4	284	\$ 62,360.00	11	40		28		24	103	\$ 25,670.00	
Subtotal		18	412	30	484	1050	1265	33	3292	\$ 587,970.00	69	459	0	44	16		612	\$ 131,570.00	
MARKUP @ 10%																			\$ 13,157.00
Subtotal:										\$ 587,970.00									\$ 144,727.00
Reimbursables:																			
Contingency:																			
	Total Contract:																		

City of Watsonville Munciple Service Center Cost Revision 2		SSA LANDSCAPE ARCHITECTURE							JC Wagner Engineering STRUCTURAL ENGINEERING						
LDA Partners DESIGNERS & ARCHITECTS		Principal Landscape Architect	Associate Principal	Project Manager 1	Job Captain	Landscape Architect 1	Admin	Total Hours	Landscape Architecture Fee	Principal Structural Engineer	Senior Structural Engineer	Staff Engineer	Technical Drafting/modeling	Total Hours	Structural Engineering Fee
Base Hourly Rate (\$/ hour)		260.00	245.00	197.00	174.00	158.00	117.00			265.00	225.00	175.00	135.00		
Task #	Task Description														
1	Topographic Survey and Base Mapping							0	\$ -					0	\$ -
2	Conceptual Design and Planning Approvals	9	17	12	3	16		57	\$ 11,919.00					0	\$ -
3	Schematic Design		14	17	12	21		64	\$ 12,185.00	8	28	25	20	81	\$ 15,495.00
4	Design Development		10		23	29		33	\$ 11,034.00	5	25	35	50	115	\$ 19,825.00
5	100% Conceptual Drawings and Specifications	1	11	19	6	7		44	\$ 8,848.00	6	22	60	85	173	\$ 28,515.00
6	Bidding Assistance		2	3				5	\$ 1,081.00		8	4		12	\$ 2,500.00
7	Construction Phase - Design Support		3	15		6		18	\$ 4,638.00	14	26	20		60	\$ 13,060.00
Subtotal		10		66	44			221	\$ 49,705.00	33	109		155	441	\$ 79,395.00
MARKUP @ 10%									\$ 4,970.50						\$ 7,939.50
Subtotal:									\$ 54,675.50						\$ 87,334.50
Reimbursables:															
Contingency:															
	Total Contract:														

City of Watsonville Munciple Service Center Cost Revision 2		Arc Sine MECHANICAL ENGINEERING							Arc Sine ELECTRICAL ENGINEERING							JR Conkey COST ESTIMATING			TOTAL CONTRACT	
LDA Partners DESIGNERS & ARCHITECTS		Principal Mechanical Engineer	Senior Mechanical Engineer	Mechanical Engineer	Draftsperson	Admin		Total Hours	Mechanical Engineering Fee	Principal Electrical Engineer	Senior Electrical Designer	Electrical Designer	Draftsperson	Admin		Total Hours	Electrical Engineering Fee	Senior Estimator	Total Hours	Cost Estimating Fee
Base Hourly Rate (\$/ hour)		247.00	168.00	152.00	116.00	93.00				240.00	158.00	133.00	116.00	93.00				160.00		
Task #	Task Description																			
1	Topographic Survey and Base Mapping							0	\$ -							0	\$ -		0	\$ -
2	Conceptual Design and Planning Approvals		30	30	4	1		65	\$ 10,157.00		22	10				32	\$ 4,806.00		0	\$ -
3	Schematic Design		70	62	15			147	\$ 22,924.00		40	95	25			160	\$ 21,855.00	40	40	\$ 6,400.00
4	Design Development		105	110	20			235	\$ 36,680.00	6	60	130	35			231	\$ 32,270.00	85	85	\$ 13,600.00
5	100% Conceptual Drawings and Specifications		135	130	40	4		309	\$ 47,452.00	12	85	170	50	6		323	\$ 45,278.00	65	65	\$ 10,400.00
6	Bidding Assistance		8	10				18	\$ 2,864.00		8	10				18	\$ 2,594.00	22	22	\$ 3,520.00
7	Construction Phase - Design Support		18	20				38	\$ 6,064.00		39					39	\$ 6,162.00	36	36	\$ 5,760.00
Subtotal		0	366	362	79	5	0	812	\$ 126,141.00	18	254	415	110	6	0	803	\$ 112,965.00	248	248	\$ 39,680.00
MARKUP @ 10%									\$ 12,614.10								\$ 11,296.50			\$ 3,968.00
Subtotal:									\$ 138,755.10								\$ 124,261.50			\$ 43,648.00
Reimbursables:																				\$ 25,000.00
Contingency:																				\$ 30,000.00
	Total Contract:																			\$ 1,236,371.60

Hourly Rates

Hourly Rates

Hourly Billing Rates 2024-2027					
Company	Job Title	2024	2025	2026	2027
LDA Partners Architects and Designers					
	Principal Architect	\$275	\$286	\$297	\$309
	Project Architect/Manager	\$250	\$260	\$270	\$281
	Planner	\$225	\$234	\$243	\$253
	Designer	\$200	\$208	\$216	\$225
	Job Captain	\$175	\$182	\$189	\$197
	Draftsperson	\$150	\$156	\$162	\$169
	Admin Assistant	\$90	\$94	\$97	\$101
Civil Engineer: Bowman & Williams					
	Principal Engineer	\$250	\$260	\$270	\$281
	Associate Engineer	\$200	\$208	\$216	\$225
	Assistant Engineer	\$180	\$187	\$195	\$202
	Two-Man Survey Crew	\$340	\$354	\$368	\$382
	Technical Draftsman	\$135	\$140	\$146	\$152
	Land Surveyor	\$225	\$234	\$243	\$253
Landscape Architect: SSA					
	Principal	\$260	\$270	\$281	\$292
	Associate Principal	\$245	\$255	\$265	\$276
	Project Manager	\$197	\$205	\$213	\$222
	Job Captain	\$174	\$181	\$188	\$196
	Landscape Architect	\$158	\$164	\$171	\$178
	Admin Assistant	\$117	\$122	\$127	\$132
Structural Engineer: JC Wagner Engineering					
	Principal	\$265	\$276	\$287	\$298
	Senior Engineer	\$225	\$234	\$243	\$253
	Staff Engineer	\$175	\$182	\$189	\$197
	BIM Tech	\$135	\$140	\$146	\$152
Mechanical Engineering: Arc Sine					
	Principal Mechanical Engineer	\$247	\$257	\$267	\$278
	Senior Mechanical Engineer	\$168	\$175	\$182	\$189
	Mechanical Engineer	\$152	\$158	\$164	\$171
	Draftsperson	\$116	\$121	\$125	\$130
	Admin Assistant	\$93	\$97	\$101	\$105
Electrical Engineering: Arc Sine					
	Principal Electrical Engineer	\$240	\$250	\$260	\$270
	Senior Electrical Designer	\$158	\$164	\$171	\$178
	Electrical Designer	\$133	\$138	\$144	\$150
	Draftsperson	\$116	\$121	\$125	\$130
	Admin Assistant	\$93	\$97	\$101	\$105
Cost Estimating: JR Conkey					
	Senior Estimator	\$160	\$166	\$173	\$180

General Assumptions & Exclusions

General Assumptions & Exclusions

GENERAL PROJECT ASSUMPTIONS

- *Geotechnical services to be provided by the client.*
- *Harris and Associates will provide project management on behalf of the client.*
- *Submittal requirements for City of Watsonville Planning department review and approval.*
- *Quality assurance and quality control for project consultants under contract through LDA.*
- *Provide 30%, 60%, and 90% milestone progress sets for client and Harris and Assoc. to review and comments. Review period is 2-weeks. Incorporate comments into subsequent submittals, as necessary.*
- *Program validation based on the programmatic spaces within the feasibility report. It is assumed that the current space matrix is sufficient.*
- *The contingency in the fee proposal is for use at the clients discretion. Examples of use are for client revisions, additional services, hourly rate escalation, etc.*

GENERAL EXCLUSIONS

Scope of work for this proposal shall not include:

- *All reproduction costs.*
- *Any governmental fees required by this work.*
- *Geotechnical soils Investigations, testing, or reports. To be provided by the Owner.*
- *Any testing or inspections required by this work before, during or after construction.*
- *Any investigations, survey, or studies required by a governmental agency.*
- *On-site verification of utility systems beyond visual observation. Potholing, ground penetrating radar, or other means of utility location are not contemplated with this scope.*
- *It is assumed that all public utilities needed to serve this project are available in the public right of way immediately adjacent to the project site.*
- *LDA Partners, Inc. cannot assume responsibility for construction means, methods, techniques, sequences or procedures, safety precautions, programs connected with the work, or for acts and omissions by the Contractor, subcontractors, or others.*
- *Additional services not listed herein.*
- *Additional services caused by project delays or interruption.*
- *Additional services caused by Contractor errors or default in executing the construction project in a proper or timely manner.*
- *Preparation of construction documents, construction administration or project closeout services.*
- *Revisions to phasing plans.*
- *LEED design, Cal Green voluntary measures, or building commissioning*
- *Hazardous material inspections, studies, reports, or removal/ remediation of asbestos or other hazardous materials.*
- *Title Reports and supplemental documentation, ALTA Survey/Record of Survey, Boundary Survey.*
- *Off-Site Analysis or Capacity Verification and/or Design of Storm, Sewer, or Water Utilities.*
- *Construction staking, inspection, observation, and reports*
- *Fire sprinkler and fire alarm design and documents. Assumed to be Design Build by the General Contractor.*
- *Special engineers, studies, or reports such as but not limited to: security, CCTV, air quality control, traffic, archeological, biological, noise/ sound, industrial equipment, etc.*
- *ADA improvements to facilities outside of this scope.*
- *Redesign for reasons not the fault of LDA Partners, Inc., including changes in project scope or Owner requirements following the approval of scope and compensation outlined in this document.*
- *Providing services required due to significant programmatic project scope changes, including, but not limited to, size, quality, complexity, the approved project schedule, or the method of bidding or negotiating and contracting for construction.*
- *Modifications due to changes required as a result of client's inability to render decisions in a timely manner (within the agreed-upon time period for the subject decision or milestone).*
- *Modifications required as a result of bids not aligning with projected cost estimates.*
- *Life cycle cost analyses and energy effectiveness studies.*
- *Services to provide designs for deductive or additive alternate bid items.*
- *Flood proofing design and engineering*
- *Design of communication tower or antenna.*
- *Permit expediting and processing*

General Assumptions & Exclusions

- *Creating as-built or record drawings of existing conditions/final construction.*
- *Flood plain remediation of existing buildings.*
- *Accessibility upgrades that may be required by the building department outside of this scope.*
- *Graphic representations of the design concepts other than those studies prepared by our office for use in conveying design intent. Any marketing materials, renderings, models, etc., will be provided as additional services.*
- *A three-dimensional model (virtual or physical) representing the project design.*
- *Signage beyond that required by Code.*
- *Investigative demolition and nondestructive testing/investigation. If required, this service shall be provided by the Owner.*
- *Revisions to plans beyond the initial revisions contemplated herein. Any revisions beyond those contemplated will be performed as an additional service on an hourly basis, in accordance with the fee schedule listed herein.*
- *LDA nor it's consultant team will be the Architect or Engineer of Record for the project.*
- *Construction staking*
- *Pump station design and engineering*
- *Flow and pressure tests on existing water system and/or fire hydrants.*

REIMBURSABLE EXPENSES

Reimbursable expenses are in addition to the compensation for basic services and shall billed from the proposed allowance and include the actual expenditures made by the Architect and his employees in the interest of the project, at cost plus 15%, which are itemized as follows::

- *Reproduction Costs*
- *Shipping/Postage*
- *Computer Plotting*
- *Travel/Mileage*

ITEMIZED EXPENSES:

- | | |
|----------------------------|--------------|
| • 24 x 36 Plot(in-house): | \$5.00 |
| • 30 x42 Plot (in-house): | \$7.50 |
| • Mileage: | Federal Rate |

