



GRIFFIN STRUCTURES FEE PROPOSAL – ASR 03r1

Ramsay Park Improvements Project

January 29, 2026

Griffin Structures' Fee Proposal is based on all reasonable costs necessary to perform Project Management services for the Ramsay Park Improvements project. For these requisite services Griffin Structures proposes the following **Time and Materials** Fee:

Project Management:	\$ 56,886
Submittal Exchange Extensions	\$ 2,750
Reimbursable Expenses:	\$ 25,284
Total	\$ 87,450

All proposed hourly rates are fully burdened and include overhead, profit, taxes, and benefits. The hours identified for each individual employee and task are estimates only and are not to be construed as not to exceed hours for any individual task, phase, or time period. **We reserve the right to reallocate hours between staff members and tasks, in consultation with City staff, in order to accomplish the overall objectives and requirements of the project.**

SCOPE OF SERVICES

This amendment covers all services based on an anticipated project completion in July of 2026 with closeout in September 2026. Due to changes in scope and unforeseen circumstances, the project schedule has extended.

Addition of Certified Playground Inspector is included in the Reimbursable Expenses line item.

APPROACH TO STAFFING & PROJECT TEAM

To bring the highest level of efficiency and value to the City, Griffin Structures has assembled following team:

Jon Hughes will continue to support the project as Principal-In-Charge.

Robert Echavarria will remain as the Project Manager.

QUALIFICATIONS & EXCLUSIONS

1. Hourly rates are valid through December 31st, 2026 and will escalate by CPI annually thereafter.
2. Insurance costs are included as a reimbursable expense and will be billed monthly at the rate of \$10 per \$1,000.

3. On-site trailer rental, furniture, utilities, and sanitary facilities for our field staff (Project Management team) are excluded. We assume that offices will be provided as part of the construction site trailer(s) being provided by the City or its contractor.
4. Costs for all permits required for the project are excluded. It is assumed that the City will pay for all permitting fees, assessments, easements, school fees, and other agency or governmental fees or costs to support the design and construction the project. We have not included any permit related fees within our fee proposal. Permits will be pulled by others.
5. Costs for construction staking, environmental and hazardous materials surveys, and all environmental and hazardous materials transportation and remediation costs are excluded.
6. Software licenses or user fees and all software training costs for specific project management software being required by either the City or their contractor(s) are excluded.
7. Cost of bulk blueprinting for plans and specifications for use by the contractors and subcontractors is excluded. Funds included in reimbursable expenses are for Griffin printing costs alone.
8. Independent or third-party testing companies such as Roofing, Peer Reviews, LEED, or other specialized third-party oversight services other than those listed herein are excluded.
9. No FF&E or OS&E procurement is included in this proposal.
10. Construction Site Security is excluded.
11. This proposal does not include a formal independent Inspector of Record (IOR); it is assumed that any Building Department inspections will be performed by the City's Building Department inspections staff. It does include an Add Alternate for a Quality Assurance Inspector.
12. Construction Manager will review all RFI's, Submittals, and Substitutions only for completeness. Approvals shall be executed by the architect of record.
13. Construction Cost Estimates, when provided, are based on standard industry practice, professional experience, and knowledge of market conditions. Griffin has no control over material and labor costs, contractor's methods of establishing prices or the market and bidding conditions at the time of bid. Therefore, Griffin does not guarantee that bids received will not vary from the cost estimate provided and Griffin is not liable for any costs, liabilities, or damages incurred by the City arising from Griffin's opinion of cost, the actual project cost to the City, delays caused by events outside the control of Griffin, or any labor or material cost increases.
14. Griffin is not responsible for, and the City will hold Griffin harmless from, any schedule delays and/or any losses, damages, or liabilities resulting therefrom that are caused by (1) events or conditions that are outside of Griffin's control or (2) the acts or omissions of parties for whom Griffin is not legally liable (collectively, "Non-Consultant Delays"). The schedule for completion will be extended for any Non-Consultant Delays. If Griffin incurs additional costs or expenses due to Non-Consultant Delays, then Griffin's fee compensation will be equitably adjusted to cover such additional costs or expenses.
15. For document tracking control, Griffin has included the use of Submittal Exchange for managing construction documentation, and based the hours allocated in this proposal accordingly. The cost of this system is included here as a reimbursable expense.

16. FF&E services are included and management and oversight of the effort to be performed by the selected design team professionals.
17. Move management services are included as oversight only. Griffin will nonetheless oversee the solicitation, negotiation, and oversight of the move management consultant, but will not be providing the service itself.
18. Commissioning requirements are understood as per California Building Cod / Cal Green (Title 24) only. LEED Commissioning is excluded.

BSAFE Playground Inspection Services, Inc.
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 Sunland, CA 91040
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 admin@bsafeinspection.com



Integrity . Respect
 Expertise . Responsiveness

Quote

10/17/2025

Client	Quote #	Project
Griffin Structures Attn Robert Echavarria 498 1850 Warburton Avenue Santa Clara California 95050		Watsonville Ramsey Park Griffin Structures Attn Robert Echavarria 1301 Main Street, CA 95076 Watsonville California 95076

Description	Qty	Unit Price	Total Price
Inspection & Report	2	\$650.00	\$1,300.00
Impact Test & Report	2	\$650.00	\$1,300.00
Travel	1	\$175.00	\$175.00
Notes: <u>Payment Terms: Net15</u>			Total \$2,775.00

*Please let us know if you have any questions.
 Our team is always happy to help however we can.
 Thank you.*

Chris Tait & the BSAFE team

Comments: