

ATTACHMENT 4

Project Scope

The proposed project involves the design and remodel of the existing Rawhide clubhouse. The Remodel and design will consist of a +/- 1,300 sq ft addition to the existing clubhouse to accommodate all MiLB / MLB requirements outlined in the Audit Report provided by Rawhide. Additionally, it will include a +/- 5,800 sq ft detached pitching tunnel with weight room and storage. The project includes all tasks and services required to deliver a complete, functioning, fully code compliant construction drawing set to the satisfaction of the City of Visalia and MiLB/MLB. The following outline is provided to better understand the deliverables for the project. Please refer to the task overview for a more detailed delivery list for each task.

Schematic Design (30% Submittal)

- Schematic floor plans, site plan, and 3D Massing model
- Basis of Design from each consultant
- Kick-off meeting (in person)
- Consultant Kick-off meeting (Teams)
- 2 meetings with City of Visalia and Rawhide
- Presentation to City Council
- Geotechnical report

Design Development (60% Submittal)

- 60% drawings from each consultant
- Outline specifications from each consultant
- 60% Interior Design package
- 4 meetings with City of Visalia and Rawhide

Permit Documents (90% Submittal)

- 90% drawings from each consultant for permit submittal
- 90% Interior Design package
- Submit Plans to MiLB / MLB
- 4 meetings with City of Visalia and Rawhide

Construction Documents (100% Submittal)

- 100% drawings from each consultant and approval from City of Visalia and MiLB / MLB
- 100% Specifications package
- 100% Interior Design package
- 2 meetings with City of Visalia for Plan Check

Construction Observation (100% Submittal)

- Site Visits as needed
- Meetings with City of Visalia and Rawhide as needed

Task Overview

Task 1: Utility Research and Coordination

4 Creeks will provide utility coordination and work with local agencies to get the utility design of the project approved.

- Utility Application:
 - Submit Improvement Plans and applications to the respective utility companies.
 - Coordinate relocations and/or removals of existing utilities on the proposed project site that may be required prior to the start of construction.
- Utility Redlines:
 - Obtain on-site point-of-connection locations for the project site, conduit requirements, and joint trench route from the utility companies.
 - Obtain utility company designs on behalf of the developer.
- Utility Construction:
 - Work with trenching contractor throughout the dry utility installation and heat-up phase.
 - Coordinate and attend Joint utility meeting for the City of Visalia, this meeting to be attended by all utility company representatives, trenching contractor, and others as directed by the City of Visalia.
 - Assist with the receipt of all utility company contracts and invoices on behalf of the City of Tulare. Follow-up with City of Tulare to ensure all applications and payments are in place prior to heat-up date.

The above-described **Task 1** services will be provided on a **Fixed Fee basis for \$12,000.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis. These fees do not include any processing fees or items not specifically described above. Additional services will be billed on a time and materials basis.

Task 2: Geotechnical Engineering

4 Creeks will work with Krazan and Associates, Inc. Geotechnical Engineering to provide soils investigation at the Visalia Rawhide facility.

- Soils Profile and Subsurface Conditions
- Groundwater Conditions
- Engineering Conclusions and Recommendations of:
 - Site Preparation
 - Over-Excavation
 - Non-Expansive Fill
 - Compaction Requirements
 - Utility Trench Requirements
 - Mitigation Measures for Expansive Soils
 - Building Requirements
 - Bearing Capacity for Various Foundation Designs
 - Footing Depth Requirements
 - Anticipated Settlement

- Floor Slab Reinforcement
- Moisture Barrier Requirements
- Lateral Earth Pressures
- Chemically Reactive Soil Conditions Related to Construction Materials
- Site Class, Site Coefficients, and Design Spectral Response Acceleration
- Site Plan with Boring Locations
- Boring Logs

The above-described **Task 2** services will be provided on a **Fixed Fee basis for \$5,700.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 3: Schematic Design

4 Creeks will update the previously approved schematic design drawings to accommodate any additional changes required and provide additional design detail.

- The ARCHITECT will further develop drawings to communicate the initial design concept for the development.
- The ARCHITECT will meet with the City of Visalia to review drawings, receive feedback, and refine the design as required. This phase assumes one round of refinements to the plans.
- The ARCHITECT will provide conceptual 3D renderings of the development.
- This phase assumes the approved drawings will be the basis of the design.

The above-described **Task 3** services will be provided on a **Fixed Fee basis for \$16,000.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 4: Architectural Design Development

4 Creeks will develop the drawings to illustrate and convey the design ideas in detail including initial engineered systems. Prior to this phase, the design decisions have been made, agreed upon and approved by the City of Visalia and Rawhide. No additional changes to the program or site will be implemented at this time.

- Based on the approved Schematic Design, the ARCHITECT will further refine the design requirements of the program.
- The ARCHITECT will work with the engineering consultant team as required to develop the initial engineered systems.
- The ARCHITECT will meet with the City of Visalia and Rawhide to review drawings, receive feedback and modify the design as requested by CLIENT. This phase assumes one round of refinements to the plans.
- The ARCHITECT will also submit Design Development plans to MiLB/MLB for their review.
- The ARCHITECT will provide outline specifications.

The above-described **Task 4** services will be provided on a **Fixed Fee basis for \$57,600.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 5: Civil Improvement Plans

4 Creeks will develop Civil site plan improvement plans and specifications for the addition, ADA parking and path of travel, and detached batting cage at the Visalia Rawhide facility.

- Civil Construction Drawings
 - Notes & general information
 - Demolition
 - Identify existing improvements and site features to be removed
 - Site
 - Identify site features to be installed, dimensions, and applicable standards
 - Identify limits & surface type for new hardscape improvements and ADA path of travel
 - Site improvements assumed to generally conform to site plan dated 7/11/2022 including new structures / building additions, trash enclosure, parking area adjacent to trash enclosure, and necessary interconnecting paths of travel
 - Grading
 - Determine building pad and finish floor elevation
 - Grading and drainage design of walkways, ramps, parking lot, and landscape areas
 - Provide finish grading, necessary grading transitions, and verify ADA compliance for improvement area identified by the site plan
 - Verify surface drainage of improved area and provide grading design to direct stormwater runoff to drainage infrastructure
 - Assumed that on-site stormwater basin is not required
 - Utilities
 - Storm drain
 - Connect to existing primary discharge into existing City of Visalia infrastructure currently serving the project site (east of site between baseball stadium and skatepark)
 - Assumed that existing system provides adequate capacity as improvements do not increase impervious ratio of project area
 - Sanitary sewer
 - Water (domestic)
 - Water (fire) – as needed for sprinklered building
 - Design from point of connection and building to existing system
 - Tie-in locations and trenching
 - Signage & Striping
 - On-site parking stalls and directional markings
 - Stormwater / Erosion Control Plan
 - Details
 - Applicable City standards and custom details as necessary
- Prepare necessary supporting calculations and exhibits
- Prepare engineer's estimate of probable cost for improvements
- Address City of Visalia plan check comments

- Coordinate with Architect, Structural Engineer, and other consultants

The above-described **Task 5** services will be provided on a **Fixed Fee basis for \$39,500.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 6: Landscape Permit Documents

4 Creeks will work with Dan Garver Design to prepare landscape drawings for the development of the project.

- New landscape layout for areas around new construction, and possible damage areas from construction.
- Planting location for new low water use trees that will meet the shading requirements of CALGREEN.
- Irrigation design to sustain the planting described above.
- Provide Water Use Calculations to meet CALGREEN and MWELo requirements.
- Post construction inspection.

The above-described **Task 6** services will be provided on a **Fixed Fee basis for \$3,000.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 7: Architectural Permit Documents

4 Creeks will create a set of documents suitable to obtain a building permit. Prior to this phase, the design decisions have been made, agreed upon and approved by the City of Visalia and Rawhide. It assumes that all base files are finalized at this point and that no other changes will be required.

- Based on the approved Design Development drawings, the ARCHITECT will further refine the drawings and add code required detailing and annotations. These drawings and specifications will set forth the code requirements for permitting.
- The ARCHITECT will work with and coordinate the work of the engineering Consultant team as required to develop the permit documents.
- The ARCHITECT will meet with the City of Visalia and Rawhide to review drawings, receive feedback and modify the design as required. This phase assumes only minor refinements to the plans.
- The ARCHITECT will submit plans to MilB/MLB for their review.
- The ARCHITECT will provide interior elevations to show materials and finishes and will provide exterior material selections.
- The ARCHITECT will provide full specifications for the development.

The above-described **Task 7** services will be provided on a **Fixed Fee basis for \$83,000.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 8: Interior Design

4 Creeks will develop an interior design package for the new clubhouse and weight room. The design will include branding of Rawhide in both the home and away locker rooms as well as the weigh room and supporting spaces.

- 4Creeks will provide a schematic design interior package outlining the general direction of the interiors of the space.
- The ARCHITECT will meet with the City of Visalia and Rawhide to review drawings, receive feedback and modify the design as requested by the City of Visalia and Rawhide. This phase assumes one round of refinements to the plans.
- The ARCHITECT will provide final material selections and specifications. This task includes working with the Construction team to procure equipment as needed.

The above-described **Task 8** services will be provided on a **Fixed Fee basis for \$32,300.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 9: Structural Permit Documents

4 Creeks will provide Structural Calculations & Permit Plans and Details the projects consisting of a remodel of the existing locker room buildings with a 1290sf addition to the existing masonry building, and a 5,800sf detached structure for the pitching tunnel and associated program. We have performed these services in the past and are familiar with the requirements. The following describes the proposed scope of work:

- Structural Calculations and Permit Plan set for Locker Room/ Office Building Addition
 - Field Review of existing structure
 - Lateral Analysis of Existing Structure and Evaluation of Demolished Existing Walls For Shear
 - Design of new roof framing for addition
 - Design new masonry exterior walls for addition
 - Design new foundations and building slab
 - Prepare Title sheet with construction notes & drawing index
 - Prepare Foundation plan
 - Prepare Roof Framing plan
 - Prepare Foundation details
 - Prepare Roof framing detail
 - Prepare Wall framing Details
 - Provide stamped and signed plans and calculations for permit submittal
- Structural Calculations and Permit Plan set for Pitching Building
 - Design of new roof framing
 - Design new exterior stud walls and headers
 - Design new foundations and building slab
 - Prepare Title sheet with construction notes & drawing index
 - Prepare Foundation plan
 - Prepare Roof Framing plan
 - Prepare Foundation details

- Prepare Roof framing detail
- Prepare Wall framing Details
- Provide stamped and signed plans and calculations for permit submittal

The above-described **Task 9** services will be provided on a **Fixed Fee basis for \$27,500.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis. Inspection or Special inspection is not included in scope of work, if required 4Creeks can provide a proposal for such tasks

Task 10: Mechanical and Plumbing Permit Documents

4Creeks will work with Caliber Mechanical to design the mechanical and plumbing design for the remodel, addition and detached batting cage facilities:

- HVAC Design Scope
 - The existing mechanical systems, ducts, and grilles will be removed and replaced in the existing building.
 - The mechanical basis of design is rooftop package units.
 - The batting cages will be unconditioned, most likely served by evaporative coolers.
 - The weight room will be conditioned.
 - Floor plans indicating HVAC equipment, ductwork, and grilles serving interior areas as necessary.
 - Typical Schedules, Notes, and Details.
 - Title-24 Energy Calculations using performance method and coordinated with electrical engineer for lighting as necessary, dependent on electrical engineer.
- Plumbing Design Scope
 - Floor plans indicating routing of points of connection to estimated locations of existing domestic water, hot water, hot water recirculation (if necessary), sewer/waste, natural gas, and condensate drain (as applicable). Contractor to field verify actual points of connection.
 - Size, schedule, and indicate the location on the plans water heater(s) to serve the space.
 - Typical Schedules, Notes, and Details.

The above-described **Task 10** services will be provided on a **Fixed Fee basis for \$27,800.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 11: Electrical Permit Documents

4Creeks will work with Rose Sing Eastham to design the electrical engineering scope of the project.

- Electrical Site Plan
- Field Investigation for Existing Electrical Systems (2 Site Visits included)
- Lighting / Power / Signals / Low Voltage / Fire Alarm for Renovation/Addition
- Security System Design (Intrusion / CCTV)
- One-Line Diagram, Schedules, Details
- Energy Compliance Forms (Title 24)
- 60/90/100 Design Sets

- Working Drawings
- Specifications
- Excludes main service / distribution design (not expected to be required)
- Assumes that existing service is sufficient for expansion

The above-described **Task 11** design services will be provided on a **Fixed Fee basis for \$46,000.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 12: Fire Protection Permit Documents

4Creeks will work with Johnson Fire to design the overhead fire sprinkler scope of work:

- Johnson Fire Protection to obtain site survey to make alternations to the existing system with a small expansion
- The proposal includes all design, plans, and fire flow fees.
- Exclusions: central station monitoring; high/low voltage wiring; painting, priming, or masking; halon or any other chemical system; fire extinguishers; smoke detectors; insulation of any piping; excess liability insurance; fire watch; shut down fees; overtime; permit or permit fees.

The above-described **Task 12** design services will be provided on a **Fixed Fee basis for \$2,600.**

Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 13: Permitting

4 Creeks will work with the City of Visalia to obtain building permit approval from the Building Department.

Methods

- The ARCHITECT will coordinate the building permit submittal with the City of Visalia and Rawhide and will follow up with the building department until the permit is ready for issuance.
- The ARCHITECT will submit final approved plans to MilB/MLB for their review.

The above-described **Task 13** services will be provided on an **Hourly Estimate not to exceed \$8,500 without prior authorization.** *Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.*

Task 14: Construction Observation

4 Creeks will assist during the construction phase with plan clarifications, supplemental information, general coordination and modifications. The ARCHITECT will visit the site during construction at regular intervals to observe and advise the City of Visalia on the construction process, quality and conformance with the Permit Documents.

Methods

- Construction Kick-off meeting with ARCHITECT, City of Visalia, Rawhide and Contractor
- Construction observation as required
- Site visit to review the work prior to occupancy as required
- Product Construction document clarifications / modifications as required

- Review and Respond to Contractor requests for information in a timely manner
- Review and Approval of Contractor Submittals

The above-described **Task 14** services will be provided on an **Hourly Estimate not to exceed \$38,500 without prior authorization**. Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

Task 15: Preconstruction services

4Creeks will provide preconstruction services with our build department to help bridge the gap between design and construction while we wait for build contract.

- Cost Estimating/Initial Project Evaluation
- Value Engineering
- Risk Assessment
- Procurement and Long Lead Identification
- Design and Client Meeting Attendance
- Construction Feasibility Review
- Scheduling
- Site Investigation and Selective Demolition

The above-described **Task 15** services will be provided on a **Fixed Fee basis for \$20,000**. Any additional items requested not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

ESTIMATED FEES

Task 1	Utility Research and Coordination	Fixed Fee	\$ 12,000
Task 2	Geotechnical Engineering	Fixed Fee	\$ 5,700
Task 3	Schematic Design	Fixed Fee	\$ 16,000
Task 4	Architectural Design Development	Fixed Fee	\$ 57,600
Task 5	Civil Improvement Plans	Fixed Fee	\$ 39,500
Task 6	Landscape Permit Documents	Fixed Fee	\$ 3,000
Task 7	Architectural Permit Documents	Fixed Fee	\$ 83,000
Task 8	Interior Design	Fixed Fee	\$ 32,300
Task 9	Structural Permit Documents	Fixed Fee	\$ 27,500
Task 10	Mechanical and Plumbing Permit Documents	Fixed Fee	\$ 27,800
Task 11	Electrical Permit Documents	Fixed Fee	\$ 46,000
Task 12	Fire Protection Permit Documents	Fixed Fee	\$ 2,600
Task 13	Permitting	Time & Materials	\$ 8,500
Task 14	Construction Observation	Time & Materials	\$ 38,500
Task 15	Preconstruction Services	Fixed Fee	\$ 20,000
TOTAL			\$ 420,000

EXCLUSIONS

Unless noted otherwise, the following services are not included in the above Scope of Work or Fee Proposal. Many of them are available upon request as additional services.

- Engineering services unless noted above
- Energy Modeling or Building Commissioning
- Solar hot water or Photovoltaic design
- Soils analysis for landscape planting amendments
- Hazardous Materials testing, reports, or recommendations for removal
- Material testing and inspections (during construction)
- Design, Specification, and/or purchasing of furnishings and specialty equipment
- Permits and Application Fees
- Utility applications and/or fees
- Post Construction Record or As-built Drawings
- Interior design (procurement of furnishings)
- Renderings for marketing
- Environmental Studies (Traffic, Noise, Flood, EIR / Initial Study / Coordination)
- Off-site improvements beyond the curb/gutter at street and beyond property lines
- Floodproofing certification – Will be provided on the Build Side

Notes

- The ARCHITECT shall assume that all City of Visalia provided information will be accurate and true. Any discrepancies shall be at the risk of the City of Visalia.
- Only drawings specifically titled CONSTRUCTION DOCUMENTS with the ARCHITECT'S signed stamp are intended for construction.
- Note that the plans will not be submitted to the Planning or Building Departments until all invoices to date have been paid.
- Modifications requested after previously approved designs will be billed on an hourly basis above and beyond estimated or fixed fees
- The ARCHITECT reserves the right to adjust the fee if the City of Visalia relationship varies from the project assumptions
- The ARCHITECT reserves the right to adjust hourly rates on an annual basis
- The ARCHITECT reserves the right to photograph the finished project for marketing purposes
- The ARCHITECT reserves the right to install a job site sign on the Rawhide project property during design and construction of the project
- Reimbursable receipts will not be provided with invoices but will be available upon request

Our relationship for the purposes of this project and our responsibilities to each other are more fully set forth in the City of Visalia agreement which will be signed by both parties.

Effective May 20, 2024



4CREEKS
Design

4Creeks, Inc. Fee Schedule – Professional

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit. Multi-Year contracts are subject to any subsequent changes in these rates. Fee schedules for the various billing categories are:

Classification	Charges Per Hour	Classification	Charges Per Hour
Architectural Services		Planning Services	
Associate Architectural Project Manager	\$145	Assistant Planner	\$105
Associate Architect	\$155	Associate Planner	\$125
Architectural Project Manager	\$170	Planner	\$145
Architect	\$180	Senior Planner	\$175
Senior Architect	\$215	Principal Planner	\$210
Principal Architect	\$245		
		Project Manager/Coordinator	
Civil Engineering Services		Associate Project Manager/Coordinator	\$120
Associate Engineer	\$145	Project Manager/Coordinator	\$145
Engineer	\$160	Senior Project Manager/Coordinator	\$190
Senior Engineer	\$195		
Principal Engineer	\$245	Public Outreach Coordination	
		Associate Outreach Coordinator	\$105
		Outreach Coordinator	\$125
Construction Inspection (Non-Prevailing Wage)		Software Engineering Services	
Associate Construction Inspector*	\$125	Assistant Software Engineer	\$90
Construction Inspector*	\$150	Associate Software Engineer	\$110
Senior Construction Inspector*	\$170	Software Engineer	\$135
		Senior Software Engineer	\$165
Construction Management		Structural Engineering Services	
Associate Construction Manager	\$135	Associate Structural Engineer	\$145
Construction Manager	\$165	Structural Engineer	\$165
Senior Construction Manager	\$190	Senior Structural Engineer	\$190
Principal Construction Manager	\$210	Principal Structural Engineer	\$215
Expert Witness		Technical Services	
Expert Witness	\$300	Project Technician I	\$95
		Project Technician II	\$110
		Project Technician III	\$125
		Project Technician IV	\$140
GIS Services		Utility Design Services	
GIS Technician	\$105	Associate Designer	\$125
GIS Analyst/Developer	\$120	Designer	\$155
GIS Manager	\$145	Senior Designer	\$195
Drone Pilot	\$175		
		Water Consulting Services	
Land Surveying Services		Associate Water Consultant	\$115
Assistant Surveyor	\$120	Water Consultant	\$140
Land Surveyor	\$155	Senior Water Consultant	\$170
Senior Surveyor	\$185		
Principal Land Surveyor	\$215		
1-Man Survey Crew *	\$180		
2-Man Survey Crew *	\$260		
3-Man Survey Crew*	\$350		

Direct Charges

At cost plus fifteen percent (15%):

- Transportation and per-diem expenses (auto mileage @ current IRS rate, off-road charges \$50.00/day)
- Printing and reproduction: \$0.03 per b/w copy, \$0.12 per color copy, \$0.80 per sq. ft. large printing
- Equipment rentals, subcontractors, laboratory analyses
- Website Hosting Fees: \$15/mo. | \$150/annual

*Prevailing wage rates by separate schedule – Varies by County