

Timeline and Expenses

February 24, 2017

Client: Bates Trust

Site Locations: TTM36803 - MENIFEE, CA

Santa Rosa Development Consultants LLC is pleased to have the opportunity to provide you with this information for the above referenced project.

Santa Rosa Development Consultants LLC is committed to providing the highest level of quality and service to our clients. Our continued success is evidence of the fact that most of our business comes from previously satisfied clients. The capability of the Santa Rosa Development Consultants LLC team with their knowledge of local conditions and working experience with local agencies should ensure a successful and expeditious completion of this project. At Santa Rosa Development Consultants LLC we strongly believe in maintaining a high level of personal involvement with our clients while pursuing creative, workable solutions to fit our clients and their specific needs.

Timeline and cost Breakdownr

TTM Stamped and TTM to Final map:

Based on the information gathered to date working on this project. We anticipate the TTM 36803 being stamped by the city of Menifee on or around April or May of 2017. A breakdown of the fees due for final map engineering is listed below. After TTM 36803 is stamped we anticipate submitting the package for final map in approx. 30 days. Balance is due prior to submittal.

1. Final Map

Prepare Final Map	\$ 36,000.00
Prepare closure calculation	
Submittal and approval	

2. Rough Grading Plan

Prepare Rough Grading Plan	\$ 28,000.00
Prepare cost estimates	
Submittal and approval	

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3. Retaining Wall \$ 2,500.00
Prepare retaining wall plan
Prepare retaining wall
calculation Submittal and
approval
4. Improvement Plans \$ 88,000.00
Prepare street improvement plans
Prepare water improvement plans
Prepare sewer improvement plans
Prepare water distribution system calculations
Prepare sewer calculations
Street light design
Prepare engineering cost estimates Submittal and approval
5. Storm Drain \$ 32,000.00
Prepare on site hydrology study
Prepare on site hydraulic study
Prepare on site storm drain system
Prepare offsite storm drain
Coordinate with Flood Control
Prepare engineering cost estimates
Submittal and approval
6. Erosion Control Plans \$ 19,000.00
Prepare plans
Prepare details
Submittal and approval
7. Striping Plans: \$ 7,000.00
Design striping plans
Provide engineering cost estimates
Submittal and approval

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8. Detention Basin & Routing	\$ 14,000.00
Design detention basin for 10-yr/24-hour	
Design first flush for on site	
Design of duel storm drain system	
Submittal and Approval	
9. Final WQMP	
Prepare final wqmp	\$ 7,500.00
Submittal and Approval	
10. SWPPP	
Prepare SWPP	\$ 9,000.00
Submittal and Approval	
11. Bond Fee Letter	
Prepare Bond	\$ 2,000.00
Submittal and Approval	
12. Earth Work	\$ 2,000.00
Prepare Earth Work	
13. EXPENSES (INCIDENTAL)	
Clerical	\$ 2000.00
Meeting with City staff & client	\$ 7,000.00
(40 Hours only)	
Total Fees	\$ 256,000.00

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HOURLY BILLING RATE SCHEDULE

Professional services will be performed for the fixed fee stated in this proposal, a part of which will be invoiced periodically upon a percentage of completion or upon a time and material (T & M) basis using the following schedule:

1. Principal	\$125.00/Hour
2. Project Manager	\$115.00/Hour
3. Civil Engineering	\$100.00/Hour
4. Estimating/Cost Engineering	\$85.00/Hour
5. CADD Designer	\$85.00/Hour
6. Senior Draftsperson	\$80.00/Hour
7. Draftsperson	\$75.00/Hour

REIMBURSABLE

1. In-House Reproduction	\$0.10/page
Xerox Copies	Cost + 15%
Blueprints	\$3.00/S.F.
Myler	\$5.00/Sht.
Vellum	
2. Outside Reproduction	Cost + 15%

Final map Time Line

1. Upon TTM being stamped and final payment due we anticipate submitting Final map package to the city of Menifee within 2 to 4 weeks.

2. City of menifee first review is anticipated to be 30 to 45 days.

3. After comments recieved we can have new plans ready in approx 2 weeks. This process to go back and forth on average 3 times. Approx timeframe to approval by all departments is anticipated at 6 months.

4. Additional city fees estimated to be \$30,000.00

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SCOPE OF WORK:

PROJECT UNDERSTANDING:

Plans are to be designed in compliance with the current City/State and County standards. Working Drawings shall be based on conceptual drawings prepared by SRDC and approved by the City and shall include: park plans for the neighborhood park, entry monuments, detention basin, trails, accent paving, slopes-both on and off-site, "heritage" boulder placements (cultural resources assessment by others), fencing, trail systems and general landscape design elements.

In addition Conceptual and construction drawings will be prepared for a four home model complex and typical front yards

(PUBLIC) AREAS: WORKING DRAWINGS

Prepare working drawings for the common public areas (Lot "P" (basin), R.O.W. on Holland-Evans & Corson Roads, trail on Evans Road) for review by the Client and City.

1. Working drawings will indicate the following elements:

- 1. Title sheet indicating project, project location and sheet index.
- 2. Working drawings base sheet, scale 1"=20' minimum.
- 3. Walls and fencing layouts within the CFD area in coordination with the project Civil.
- 4. Planting and soil amendments.
- 5. Irrigation downstream from mainline point-of-connection and required water usage calculations
- 6. Construction details of items designed by us.
- 7. Written specifications, in plan set format, to be prepared by us.

COMMON (HOA) AREAS: WORKING DRAWINGS

Prepare working drawings for the Park (Lot "O"), Parkway along Street "B" near lot 21 & 22, Parkway along Street "A" near lot 1 & 51, Monument Sign (Lot "M"), Monument Sign (Lot "N") and Lot "Q" (remainder Parcel) for review by the Client and City.

1. Working drawings will indicate the following elements:

- 1. Title sheet indicating project, project location and sheet index.
- 2. Working drawings base sheet, scale 1"=20' minimum.
- 3. Entry monuments, walls and fencing, park amenities, in coordination with the project Civil.
- 4. Planting and soil amendments.
- 5. Irrigation downstream from mainline point-of-connection and required water usage calculations.
- 6. Construction details of items designed by us (structural engineering by others).
- 7. Written specifications, in plan set format, to be prepared by us.

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TYPICAL FRONT YARDS: CONCEPTUAL DESIGN

Prepare a conceptual landscape design for four lots of various size and configuration for review by the Client and City. Conceptual design will indicate the following elements:

1. Planting plan indicating the species, locations, sizes and number of trees and shrubs for each chosen lot.

WORKING DRAWINGS

The working drawings for the four lots indicated above as required by the City. The following scope items will provide drawings in sufficient form and detail to facilitate construction:

1. Working drawings base sheet, scale 1"=20' minimum.
2. Planting and soil amendments. Plan will include a street tree layout plan for the entire project area.
3. Irrigation downstream from mainline point-of-connection including all required water usage calculations and documentation requirements.
4. Typical master fencing layout and details for each plan.
5. Construction details of items designed by us.
6. Written specifications in plan set format, to be prepared by us.

GENERAL: INCLUSIONS

1. CERTIFICATIONS- We will provide completion of the required CERTIFICATION OF LANDSCAPE
2. DESIGN, LANDSCAPE INSTALLATION CERTIFICATION (two site visits required), excluding the required Water Audit-to be performed by a State Registered Water Auditor.
3. The contribution of SRDC to the project under scope items above shall be limited to areas of design and aesthetics and GPR does not assume responsibility for the work of others in the production of construction documents or the sufficiency thereof necessary to the execution of the work.
4. We will provide all revisions to the drawings if required by the City during its review. Should the base sheet be altered by the Client or City after SRDC has commenced any work on either the conceptual or working drawings, SRDC shall be paid hourly at the rates listed in Appendix A for said alterations. Any requested revisions will be considered additional services and billed under a Work Order form.
5. We will review shop drawings and landscape submittals during the construction phase as required.

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EXCLUSIONS

Client shall provide the following information or services as required for performance of the work. SRDC assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should SRDC be required to provide services in obtaining or coordinating this information, such services shall be charged as Extra Services.

1. A current site plan in Autocad format.
2. Building floor plans and elevations of all homes.
3. PDF's/blueprints of Tract grading and street plans and copies of any Conditions of Approval.
4. Structural engineering of any walls/structures (including any sound wall designs) designed by our staff.
5. Horizontal (grading) and vertical control plans for the park and CDF/HOA hardscape elements.
6. Lighting/Electrical plans/designs we will work with Client's Electrical Engineer regarding lighting/electrical needs of the various areas designed by our staff.
7. City required plan checking fees
8. All printing and shipping costs.

FEES AND TERMS

In return for providing the above services we will require payment in the following amounts .

CFD WORKING DRAWINGS:	\$ 32,800.00
COMMON AREA (HOA) WORKING DRAWINGS	\$ 44,350.00
TYPICAL FRONT DESIGNS:	\$ 9,475.00
MODEL COMPLEX DESIGN:	\$ 11,225.00
TOTAL DESIGN FEES	\$ 97,850.00

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REQUIRED CERTIFICATIONS/SITE VISITS (per visit):

\$ 750.00

Payment shall be due as follows: \$11,850.00 due upon acceptance of this proposal with the balance due upon completion for each listed task.

Payment for the required certifications/site visits will be due upon completion of each site visit at \$750.00 per visit.

The total quantity of site visits will depend on the construction phasing and cannot be estimated at this time. Payment shall be made in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference.

This proposal shall be valid ninety days from date indicated. We estimate the cost of Reimbursable Expenses as identified in Appendix A will not exceed \$600.00. We would be pleased to answer questions you may have or to clarify the various points above. If this proposal meets with your approval, please sign below and return one copy for our files.

APPENDIX A

Appended to and part of Agreement for Professional Services between:

Santa Rosa Development, LLC and _____, dated _____

FEES FOR PROFESSIONAL SERVICES:

Services outlined under Extra Services shall be provided on a time basis computed as follows:

Landscape Architect: \$125.00 per hour-office (\$140.00-field)

Project Manager \$95.00 per hour-office (\$110.00-field)

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UNIT COST

Reproduction (8.5 x 11)	\$0.10 per page
Color Reproduction (8.5 x 11)	\$1.00 per page
Color Reproduction (11 x 17)	\$3.00 per page
Mileage	\$0.58 per mile
Plotting	\$4.50 per S.F
Color Plotting	\$10.00 per S.F
Scanning-Black and White	\$3.00 per S.F
Scanning-Color	\$5.00 per S.F

REIMBURSABLE COSTS

The following costs shall be reimbursed at cost (plus 15%) and are not included in the Fee for Professional Services:

1. Costs of copies of drawings, specifications, reports, and cost estimates; xerography and photographic reproduction of drawings and other documents furnished or prepared in connection with the work of this contract sent to an outside reproduction company. If done within GPR's offices, above chart shall be used for calculating expenses.
2. Cost of postage and shipping expenses other than first class mail.

EXTRA SERVICES

Extra Services shall be provided on a time basis computed as listed above.

Extra Services are any item not listed in the scope of work of the proposal, including revisions and changes to the drawings after their approval by the designated responsible person.

Any changes requested by the client will be verified with a change order form completed by STB, no revisions will be made without authorization from the client. The change order form may be faxed to the client to eliminate any delays in the project's completion.

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OVERTIME REQUESTS

It is the Landscape Architects responsibility to schedule the project's completion under normal conditions without the use of the staff on an overtime basis. If the owner adjusts the deadline or requests that work be completed earlier than originally scheduled and thus requires overtime, the fees shall be adjusted to cover the costs incurred by the Landscape Architect. The hourly rate for overtime will be one and one-half (1-1/2) times the hourly rate quoted

STATEMENTS AND PROGRESS PAYMENT:

- A. For the fees outlined above, SRDC shall require full payment upon completion of each phase of the project.
- B. Reimbursable Costs shall be billed monthly or with fee invoices.

ACCOUNTS

Accounts are payable net 30 days from the date of invoice. A service charge of 1.5 percent of invoice amount per month or portion of month will be applied to all accounts not paid within 30 days of invoice date.

RIGHT TO SUSPEND SERVICES

SRDC shall have the right to suspend services on this project if (a) the parties have not executed a written contract for SRDC's services and unpaid invoices have been rendered with an aggregate balance exceeding \$1,000.00; or (b) unpaid project invoices over 60 days old exceed \$1,000.00 in the aggregate.

AUTHORIZATION TO PROCEED

If SRDC is authorized to commence and/or continue providing its services on the project, either orally or in writing, prior to execution of a written contract, such authorization shall be deemed an acceptance of this proposal, and all such services shall be provided and compensated for in accordance with the terms and conditions contained herein as though this proposal were fully executed by the Client.

OWNERSHIP OF DOCUMENTS

Original drawings and other documents, as instruments of service, are the property of Santa Rosa Development, LLC. None of them are to be used on other projects except by written agreement of Santa Rosa Development, LLC. One reproducible set of final documents will be furnished to Client upon request at cost plus 10%.

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FORCE MAJEURE

Santa Rosa Development, LLC shall not be responsible for any delay in the performance or progress of the work, or liable for any costs or damages sustained by Client resulting from such delay, caused by any act or neglect of the Client or Client's representatives, or by any third person acting as the agent, servant or employee of Client, or by changes ordered in the work, or as a result of compliance with any order or request of any federal, state or municipal government authority or any person purporting to act therefor, or by acts of declared or undeclared war or by public disorder, riot or civil commotion, or by any other cause beyond the control and without the fault or negligence of Santa Rosa Development, LLC. In the event of any such delay, Santa Rosa Development, LLC shall proceed with due diligence to alleviate such delay and continue the performance of all obligations under this Agreement. The time during which Santa Rosa Development, LLC is delayed in the performance of the work, shall be added to the time for completion of its services to the extent such time is specified in this Agreement.

All additional costs or damages resulting from any delay in the performance or progress of the work caused by any act or neglect of Client, its agents or representatives, shall be borne entirely by the Client. Should work progress be halted through no fault of Santa Rosa Development, LLC, Santa Rosa Development, LLC shall be paid for all services rendered to date.

HAZARDOUS WASTE

Client shall indemnify and hold harmless Santa Rosa Development, LLC and its consultants, agents and employees from and against all claims, damages, losses, and expenses, direct and indirect, or consequential damages, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from the performance of the work by Santa Rosa Development, LLC, or claims against Santa Rosa Development, LLC arising from the work of others, related to hazardous waste. The above indemnification provision extends to claims against Santa Rosa Development, LLC which arise out of, are related to, or are based upon the dispersal, discharge, escape, release or saturation of smoke, vapors, soot, fumes, acids, alkalis, toxic-chemicals, liquids, gasses, or any other material, irritant, contaminant or pollutant in or into the atmosphere, or on, onto, upon, in or into the surface or subsurface soil, water or water-courses, objects, or any tangible or intangible matter, whether sudden or not.

ARBITRATION

Any controversy or claim arising out of or relating to the formation, interpretation, application, enforceability, or breach of this Agreement, including disputes as to which persons or entities may be liable hereunder, shall be settled by arbitration. in accordance with the rules of the American Arbitration Association and judgment upon any award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing part in any such arbitration shall be entitled to recover arbitration costs and reasonable attorney's fees, as determined by the arbitrator(s), in addition to any other relief available.

LAW:

This Agreement shall be interpreted and enforced according to the laws of the State of California.

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SUCCESSORS AND ASSIGNS:

It is mutually understood and agreed that this Agreement shall be binding upon Client and its successors and assigns and upon GPR, its successors and assigns. Neither party shall assign nor transfer its interest in this Agreement or any part thereof without the written consent of the other party.

LIABILITY INSURANCE:

Santa Rosa Development, LLC maintains professional liability insurance for their protection, Santa Rosa Development, LLC shall not take any action called for by this agreement or arising from the course of this project which shall cause loss of Santa Rosa Development, LLC's professional liability coverage for this project or any aspect of it.

TERMINATION:

It is understood that these services may be terminated upon 10 days written notice for good reason by either party. In this event, Santa Rosa Development, LLC shall be compensated for all work performed prior to date of termination at the rates set forth above.

Items Not Included

All printing costs will be charged at cost + 15% markup.

Payment installments are due 50% deposit to start 50% due upon completion and prior to submittal. This proposal is valid for 60 days.

- Traffic Study
- Landscaping hardscape
- Presentation exhibit
- Dry utilities
- Soil report
- Environmental
- Plot plan
- PGP
- Pad Cert
- Pothole

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NOTES:

Any additional work to the scope of work will be charged

Materials (T&M) basis per our attached fee schedule.

Payment installments are due upon each submittal of plan to the County for Plan Check and Approval.

The client and the owner agree to indemnify, defend and hold all experts harmless from and against an and all claims, suits, demands, losses and expenses, including reasonable attorney fees, accruing or resulting to any and all persons firms or any other legal entity on account of any damage to property or persons. Including death arising out of the negligent acts or omissions of any contractor, subcontractor and/or other consultants retained by and under the direction and control of the owner, with respect to any obligations under this agreement.

Furthermore the client and the owner agree to limit the Engineer's liability to the client, owner and all construction contractors, subcontractors and any other consultant on the project arising from Engineer's negligence, errors or omissions, such that the total aggregate liability of the Engineer to all those named shall not exceed \$50,000 or Engineer's total fee for the services rendered on this project, whichever is less.

The client and the owner agree to indemnify, defend and hold all experts harmless from and against an and all claims, suits, demands, losses and expenses, including reasonable attorney fees, accruing or resulting to any and all persons firms or any other legal entity on account of any damage to property or persons. Including death arising out of the negligent acts or omissions of any contractor, subcontractor and/or other consultants retained by and under the direction and control of the owner, with respect to any obligations under this agreement. Furthermore the client and the owner agree to limit the Engineer's liability to the client, owner and all construction contractors, subcontractors and any other consultants on the project arising from Engineer's negligence, errors or omissions, such that the total aggregate liability of the

Engineer to all those named shall not exceed \$50,000.00 or Engineer's total fee for the services rendered on this project, whichever is less. The client further agrees to require the contractor and his subcontractor, and any other consultant working on this project to execute an identical limitation of Engineer's liability for damages suffered by the negligent professional acts, errors or omissions not finished construction

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We are very enthusiastic about being involved in this project and hope that this proposal meets with your favorable consideration. If this proposal is acceptable to you, please sign and return or fax, to this office and this contract will become a formal contract for this project.

Disclaimer:

Engineering makes every reasonable effort to ensure the accuracy and validity of the information provided. However, as jurisdictional policies, procedures, personnel, fee schedules, dates, conditions, and information are continually changing, Engineering and its clients reserves the right to change the information in this report at any time without notice and makes no warranties or representations as to its accuracy. As Engineering is beholden to the information provided to them by the jurisdiction, this report is provided with no express or implied warranty and that Engineering and its clients accept no liability or responsibility for any errors or omissions in the content of this report or for damages as a result of relying on information contained within this site.

If you should have any questions or require additional information, please do not hesitate to contact me at (951) 760-4887.

Sincerely,

John Rowland

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