

January 28, 2014

Ms. Liz Jennings  
Mountains Recreation and Conservation Authority  
570 West Ave. 26. Suite 100  
Los Angeles, CA 90065

**Re: Conceptual Design Services for Compton Nature Park at Washington Elementary Ph. 1B.**

Dear Liz:

*MIG, inc.* is pleased to submit this proposal for the proposed site improvements associated with Phase 1B of Compton Creek Nature Park at Washington School. It is our understanding from our discussions with you that our proposed scope of services will be to refine the conceptual master plan for Phase 1B into design development site plans. This Phase will include a 2,000 s.f. prefabricated maintenance operations building with storage and restrooms for both public and LACC use, an additive alternate pre fabricated shade shelter at the public picnic area and optional services for security lighting for the parking area gates, public picnic area and LACC maintenance area and buildings. We will develop an opinion of probable costs for the proposed improvements at the conceptual plan refinement stage and the design development phase. With approval of the design development plans we will proceed with the preparation of construction documents for phase 1B. The construction document phase will also include an opinion of probable construction costs at the 50%, 75% and 100% submittals. Construction support services will be provided throughout the duration of the construction period for a period of 4 months.

Contents of this proposal include a Scope of Services, Project Team, and our Professional Fees.

**SCOPE OF SERVICES**

It is MIG's intent to produce a final work product that meets the objectives of the MRCA in terms of staff participation, resource efficiency, design quality, innovation, public safety and comfort, budget control and completion schedules. To assure achievement of this goal, adjustments to this program can be made.

Services will include, but are not limited to, the following:

**PHASE I – CONCEPTUAL PLAN / DESIGN DEVELOPMENT SITE PLANS PHASE 1B**

1. The design team will schedule an initial meeting between the project design team, MRCA and LACC to review the scope of services, goals and objectives, the current project budget and the project's time line. (1 meeting)
2. Utilizing the conceptual master plan and existing Phase 1A construction drawings base, the MIG team will refine the plan indicating the approved design program elements for phase 1B to include a 2,000 s.f. prefabricated maintenance operations building with storage and restrooms for both public and LACC use, an additive alternate shade shelter at the public picnic area and as an optional service if selected, security lighting for the parking area gates, Picnic area and LACC maintenance building area at an enlarged 1" = 20' scale.
3. A field topographic survey of the Phase 1B area, including the plaza and the east entry drive will be performed to ensure accurate base information for the construction drawings.
4. As built discovery will include on site water utilities and confirmation of active/dormant existing sewer lines in West Cressey Street for use in designing connections to the proposed buildings. Sewer line discovery will consist of coordination with the City of Compton and LACC. If it is determined Pot holing is needed, this work shall be completed by the contractor with direction from the civil engineer.
5. Prepare a preliminary opinion of probable cost for the conceptual site plan for phase 1B improvements and additive alternates.
6. Submit conceptual site plan and preliminary opinion of probable construction costs to MRCA and LACC for review and comments.
7. Meet with MRCA and LACC to review comments on conceptual site plan (1 meeting).
8. The MIG team will refine the conceptual site plan per MRCA and LACC comments and submit for approval to proceed to design development drawings.
9. Utilizing the approved final conceptual plan, the MIG team will prepare the Design Development Site Plan indicating the approved design program elements at an enlarged 1" = 20' scale.
10. Present the Design Development Site Plan to MRCA and LACC staff for review and comments.  
(1 meeting)
11. Process and submittal of Design Development Plans to DSA for initial review and comments.
12. Refine Design development plans per DSA comments.

13. Prepare a preliminary opinion of probable cost for the Design Development Site Plan Improvements and additive alternates.
14. The design team will modify the Design Development Site Plan based on MRCA and LACC comments into the Final Design Development Site Plan.

**Meetings:**

Three (3) Meetings with MRCA and LACC staff

**Deliverables:**

One (1) digital PDF of the Conceptual Site Plan (B&W) and Opinion of Probable Cost.

Three (3) copies of the Preliminary Design Development Site Plan (B&W) and Opinion of Probable Cost.

Three (3) colored copies of the Final Design Development Site Plan and Opinion of Probable Cost.

One (1) CD of the Final Design Development Site Plan.

**PHASE II - CONSTRUCTION DOCUMENTS PHASE 1B**

1. Based on the approved Final Design Development Site Plan and project budget, the design team will prepare construction documents for the project improvements for Phase 1B.
2. Construction documents (drawings and specifications) for the park project, as identified within this proposal, will include the following improvements:

Title Sheets

Existing Conditions

Base Sheets

Pre Fabricated Building Plans (By Manuf.)

Pre Fabricated Shade Shelter Plans (By Manuf.)

Grading and Drainage Plans

Site Amenities Plan

Construction Layout / Horizontal Control Plans

Construction Details

Utility Plans; Water, Sewer, Storm Drain (Assumes gravity flow sewer design)

Electrical Services Plans

Electrical Details / Line Diagrams

Landscape Planting Plans and Details

Irrigation Plans / Details

Technical Specifications

3. Submit 50%, 75% and 100% construction document sets to the MRCA for review and, based on the 100% construction document submittal, obtain final approval.
4. Submit 90% construction document sets to the MRCA for review by construction manager.
5. Coordinate points of connection and services requests with the utility providers and the City of Compton.
6. Prepare detailed construction opinion of probable costs for 50%, 75% and 100% construction document submittals.
7. Construction documents will be submitted to MRCA for distribution by MRCA to CUSD and any other applicable reviewing agencies as determined by MRCA to determine compliance with all applicable codes and ordinances, and to receive comments and approval.
8. Process and submit required submittals for DSA review and approval.
9. Respond to all MRCA, LACC and agency comments, resubmit construction documents as necessary.
10. Finalize construction opinion of probable costs. Submit for internal and outside review.
11. Assist the construction management team in preparing the construction documents for Bid proposal.

**Meetings:**

Two (2) review meetings total with MRCA and LACC at 50% and 75% submittals

**Deliverables:**

Provide six (6) sets of construction documents for 50%, 75% and 100% submittals to MRCA

Provide three (3) sets of construction documents for 90% submittal to construction manager for plan check.

Provide one (1) set of final construction documents and opinion of probable cost

Provide an electronic file of construction documents for bidding

**PHASE III– BID SUPPORT SERVICES PHASE 1B**

The project design team will be available during the bidding process to assist in providing clarification and information as required during the bidding phase.

1. Respond to technical questions during the proposal process.
2. Prepare drawing clarifications or addenda as required.

3. Participate in pre proposal coordination meeting with MRCA and LACC

**Meetings:**

Attend the pre-proposal conference

**PHASE IV– CONSTRUCTION SUPPORT SERVICES PHASE 1B**

1. Attend two (2) construction meetings per month during the 4 month construction phase for Phase 1B.
2. Respond in writing to Requests for Information (RFI's) by contractors on the construction documents.
3. Review and approve the contractor's materials submittals, shop drawings, clarifications to plans and specifications.
4. Maintain log of RFI's (Requests for Information) and RFC's (Requests for Clarification)
5. Review the contractor's work for compliance with construction documents.
6. Recommend to MRCA in Notice of Completion as to compliance that contract documents and punch list / correction list have been accomplished.
7. Review record drawings where plans are revised or modified, based on site record drawings prepared by and provided by the project contractor.
8. Assist the MRCA in selection of colors and materials if needed during construction.

**OPPTIONAL SERVICES**

1. Topographic survey to establish as-built conditions in phase 1C areas.
2. Security Lighting Plans and Details for Parking Area Entry Gates, Picnic area and LACC building Area.

**Exclusions:**

The following services are not included in MIG's scope of services identified in the proposal:

- Surveying and construction staking services
- Record boundary survey
- Off-site hydrology and storm drainage design
- Off-site improvements
- Off-site storm drain calculations beyond the connection point
- WQMP Water Quality Management Plan

- Stormwater, sanitary sewer, domestic water line profiles (Geometrics, pipe sizes and appropriate elevation data will be provided)
- “As-Built” drawings
- Reproduction and delivery beyond the deliverables indicated within this Scope of Services
- Agency processing and/or permit fees
- DSA Processing fees
- Geotechnical and agronomic soil testing
- Environmental Documentation/CEQA
- Structural calculations, plans and details for prefabricated restroom building and shade structure (to be prepared by manuf.)
- Fire Alarm plans (to be prepared by manuf.)
- Sewer Pump Station

**PROJECT TEAM**

For this project, **Steve Lang**, will act as the **Principal-in-Charge** of the project. **Oscar Johnson**, will act as the **Project Manager** and will participate in the design development and construction drawing coordination with the production staff. **LRA** will provide **electrical engineering** design services. **Huitt Zollars** will be providing civil engineering plans and act as engineer of record for the DSA submittal. Our listed sub-consultants worked with MIG on phase 1A of the project.

**PROFESSIONAL FEES**

The fee has been computed on the basis of the time required to refine final site development plan, prepare construction documents and opinion of probable costs for the proposed site development improvements, and provide construction support as described in our Scope of Services.

<b>PHASE I – CONCEPTUAL/DESIGN DEVELOPMENT/TOPO PHASE 1B .....</b>	<b>\$28,005</b>
<b>PHASE II – CONSTRUCTION DOCUMENTS PHASE 1B .....</b>	<b>\$30,580</b>
<b>PHASE III – BID SUPPORT SERVICES PHASE 1B.....</b>	<b>\$3,225</b>
<b>PHASE IV – CONSTRUCTION SUPPORT SERVICES PHASE 1B.....</b>	<b>\$7,335</b>
<b>TOTAL .....</b>	<b>\$69,145</b>

**OPTIONAL SERVICES**

1. <b>TOPOGRAPHIC MAPPING AT PHASE 1C .....</b>	<b>\$3,100</b>
2. <b>SECURITY LIGHTING PLANS AND DETAILS .....</b>	<b>\$3,330</b>

**ADDITIONAL SERVICES**

Additional services not identified or included within this proposal will be billed, at MRCA’s authorization, at the hourly rates indicated below.

**MIG** - hourly fee schedule for additional services\*

Principal .....	\$175.00/hour
Project Manager .....	\$160.00/hour
Senior Landscape Architect .....	\$150.00/hour
Project Associate.....	\$115.00/hour
Project Assistant .....	\$ 95.00/hour
Clerical and Word Processing Staff.....	\$ 75.00/hour

**LRA Electrical Engineers**

Principal Engineer .....	\$125.00/hour
Project/Design Engineer .....	\$105.00/hour
Drafting .....	\$ 80.00/hour
Clerical .....	\$ 50.00/hour

**Huitt Zollars Civil Engineers**

Principal .....	\$200.00/hour
QA/QC Manager .....	\$190.00/hour
Sr. Project Manager .....	\$190.00/hour
Project Manager .....	\$165.00/hour
Sr. Civil Engineer .....	\$175.00/hour
Civil Engineer .....	\$145.00/hour
Sr. CADD Technician .....	\$125.00/hour
CADD Technician .....	\$ 90.00/hour
Administrative Sr. Project Support .....	\$ 95.00/hour
Administrative Project Support .....	\$ 60.00/hour

**Ninyo & Moore Geotechnical Consultants**

Principal Engineer/Geologists/Environmental Scientist .....	\$168.00/hour
Senior Project Engineer/ Geologists/Environmental Scientist.....	\$160.00/hour
Project Engineer/ Geologists/Environmental Scientist .....	\$156.00/hour
Senior Staff Engineer/ Geologists/Environmental Scientist .....	\$141.00/hour
Staff Engineer/ Geologists/Environmental Scientist.....	\$141.00/hour
Field Operations Manger .....	\$104.00/hour
Field/Laboratory Technician.....	\$87.00/hour
Geotechnical/Environmental/Laboratory Assistant .....	\$73.00/hour

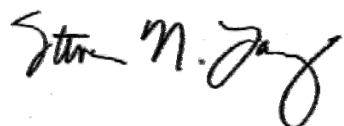
\*These hourly rates will remain in effect through 2014.

**MIG** fees include all costs for transportation, telephone and faxes. Reproduction and delivery costs beyond what are outlined within the Scope of Services, are not included in the Professional Fees, and will be billed to the MRCA at cost. Additional meetings beyond those called out in the scope of services will be on a time and materials basis.

Thank you for the opportunity to submit this proposal.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Steven M. Lang". The signature is written in a cursive, flowing style.

Steven Lang, A.S.L.A.  
Principal  
Landscape Architect #1771  
714-871-3638 x 404



# cost of service

MRCA Compton Natural Park  
Design Development and CD's for Phase 1B

		Steve Lang Principal Hours \$175		Oscar Johnson Proj. Manager Hours \$160		Holly De La Torre Proj. Associate Hours \$90		Admin. Support Hours \$85		MIG				Bill Williams Irrigation	Huitt-Zollars Civil Engineers	Ninyo & Moore Geotechnical Engineer	LRA Electrical Engineers	Correia Design & Consulting Structural Engineers	Sub Consultant Total	TOTAL Labor, Subconsit & Direct Costs
		Total Labor	Direct Costs	Hours	Total															
<b>I CONCEPTUAL PLAN/DESIGN DEVELOPMENT/TOPO - Phase 1B</b>																				
1	On Going Project Management	2	\$350	8	\$1,280	0	\$0	4	\$340	\$1,970	\$0	14	\$1,970	\$0	\$0	\$0	\$0	\$0	\$0	\$1,970
2	Project Initiation Meeting with MRCA and LACC (meeting #1)	3	\$525	3	\$480	0	\$0	0	\$0	\$1,005	\$40	6	\$1,045	\$0	\$550	\$0	\$0	\$0	\$550	\$1,595
3	Prepare Conceptual Site Plan	0	\$0	2	\$320	16	\$1,440	0	\$0	\$1,760	\$0	18	\$1,760	\$0	\$735	\$0	\$0	\$0	\$735	\$2,495
4	Opinion of Probable Construction Costs	0	\$0	3	\$480	0	\$0	0	\$0	\$480	\$0	3	\$480	\$0	\$695	\$0	\$0	\$0	\$695	\$1,175
5	Submit Conceptual Site Plan and Costs to MRCA and LACC for Review	0	\$0	1	\$160	1	\$90	0	\$0	\$250	\$150	2	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$400
6	Meet with MRCA and LACC to Review Comments (meeting #2)	3	\$525	3	\$480	0	\$0	0	\$0	\$1,005	\$40	6	\$1,045	\$0	\$0	\$0	\$0	\$0	\$0	\$1,045
7	Prepare Design Development Site Plan	0	\$0	2	\$320	12	\$1,080	0	\$0	\$1,400	\$0	14	\$1,400	\$0	\$4,095	\$0	\$1,230	\$0	\$5,325	\$6,725
7	Present Design Development Site Plan and Costs to MRCA and LACC (meeting #3)	0	\$0	2	\$320	0	\$0	0	\$0	\$320	\$40	2	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$360
8	Submit Final Design Development Site Plan to MRCA and LACC	0	\$0	2	\$320	0	\$0	0	\$0	\$320	\$0	2	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$320
9	DSA Submittal of Design Development Site Plan	0	\$0	8	\$1,280	0	\$0	0	\$0	\$1,280	\$0	8	\$1,280	\$0	\$0	\$0	\$0	\$3,360	\$3,360	\$4,640
11	Design Development and Cost Refinements	0	\$0	4	\$640	6	\$540	0	\$0	\$1,180	\$0	10	\$1,180	\$0	\$0	\$0	\$0	\$0	\$0	\$1,180
	Topographic Mapping Phase 1B area	0	\$0	0	\$0	2	\$180	0	\$0	\$180	\$0	2	\$180	\$0	\$4,200	\$0	\$0	\$0	\$4,200	\$4,380
12	As Built Discovery	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	0	\$0	\$0	\$1,720	\$0	\$0	\$0	\$1,720	\$1,720
	<b>Subtotal</b>	<b>8</b>	<b>\$1,400</b>	<b>38</b>	<b>\$6,080</b>	<b>37</b>	<b>\$3,330</b>	<b>4</b>	<b>\$340</b>	<b>\$11,150</b>	<b>\$270</b>	<b>87</b>	<b>\$11,420</b>	<b>\$0</b>	<b>\$11,995</b>	<b>\$0</b>	<b>\$1,230</b>	<b>\$3,360</b>	<b>\$16,585</b>	<b>\$28,005</b>
<b>II CONSTRUCTION DOCUMENTS - Phase 1B</b>																				
11	Prepare and Submit 50%,75% and 100% Construction Documents	3	\$525	8	\$1,280	24	\$2,160	0	\$0	\$3,965	\$350	35	\$4,315	\$1,500	\$6,770	\$0	\$3,790	\$0	\$12,060	\$16,375
12	Submit 90% Construction Documents to CM for Review	0	\$0	2	\$320	4	\$360	0	\$0	\$680	\$75	6	\$755	\$0	\$0	\$0	\$0	\$0	\$0	\$755
13	Coordinate Points of Connections with City and Utility Providers	0	\$0	0	\$0	2	\$180	0	\$0	\$180	\$0	2	\$180	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$1,180
14	Prepare Opinion of Probable Costs for 50%, 75% and 100% submittals	0	\$0	6	\$960	0	\$0	0	\$0	\$960	\$0	6	\$960	\$0	\$695	\$0	\$0	\$0	\$695	\$1,655
15	DSA Submittals and Processing	0	\$0	12	\$1,920	0	\$0	0	\$0	\$1,920	\$150	12	\$2,070	\$0	\$0	\$0	\$0	\$3,360	\$3,360	\$5,430
16	50% and 75% Submittal Comment Review Meeting with MRCA and LACC	0	\$0	4	\$640	0	\$0	0	\$0	\$640	\$0	4	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$640
17	Respond to All MRCA, LACC, CM, DSA and Agency Comments	1	\$175	2	\$320	16	\$1,440	0	\$0	\$1,935	\$0	19	\$1,935	\$0	\$1,100	\$0	\$0	\$0	\$1,100	\$3,035
18	Finalize Opinion of Probable Costs and Submit for Internal and third Party review.	0	\$0	3	\$480	2	\$180	0	\$0	\$660	\$50	5	\$710	\$0	\$0	\$0	\$0	\$0	\$0	\$710
18	Geotechnical Review of Grading and Foundation Plans	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	0	\$0	\$0	\$0	\$800	\$0	\$0	\$800	\$800



cost of service

MRCA Compton Natural Park  
Design Development and CD's for Phase 1B

		Steve Lang Principal		Oscar Johnson Proj. Manager		Holly De La Torre Proj. Associate		Admin. Support		MIG				Bill Williams Irrigation	Huitt- Zollars Civil Engineers	Ninyo & Moore Geotechnical Engineer	LRA Electrical Engineers	Correia Design & Structural Engineers	Sub Consultant Total	TOTAL Labor, Subconslt & Direct Costs
		Hours	\$175	Hours	\$160	Hours	\$90	Hours	\$85	Total Labor	Direct Costs	Hours	Total							
	<b>Subtotal</b>	4	\$700	37	\$5,920	48	\$4,320	0	\$0	\$10,940	\$625	89	\$11,565	\$1,500	\$9,565	\$800	\$3,790	\$3,360	\$19,015	\$ 30,580
<b>III BID SUPPORT SERVICES - Phase 1B</b>																				
26	Assist MRCA and LACC in obtaining bids	0	\$0	4	\$640	4	\$360	0	\$0	\$1,000	\$0	8	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,000
27	Respond to technical questions during bidding process (assumes 3 hours for civil during bidding)	0	\$0	2	\$320	5	\$450	0	\$0	\$770	\$0	7	\$770	\$0	\$525	\$0	\$0	\$0	\$525	\$ 1,295
28	Prepare Drawing Clarifications or Addenda if Required	0	\$0	0	\$0	5	\$450	0	\$0	\$450	\$0	5	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$ 450
29	Participate in Pre Proposal Meeting with Bidders	0	\$0	3	\$480	0	\$0	0	\$0	\$480	\$0	3	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$ 480
	<b>Subtotal</b>	0	\$0	9	\$1,440	14	\$1,260	0	\$0	\$2,700	\$0	23	\$2,700	\$0	\$525	\$0	\$0	\$0	\$525	\$ 3,225
<b>IV CONSTRUCTION SUPPORT SERVICES - Phase 1B</b>																				
30	Attend Two Construction Meetings/Month for 4 Month Duration. (Assumes 6 hours for civil support during bidding and construction period)	0	\$0	12	\$1,920	0	\$0	0	\$0	\$1,920	\$100	12	\$2,020	\$0	\$1,050	\$0	\$0	\$0	\$1,050	\$ 3,070
31	Respond to Requests for Information (RFI's) in Writing	0	\$0	3	\$480	8	\$720	0	\$0	\$1,200	\$0	11	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,200
32	Review Contractor Construction Submittals	0	\$0	3	\$480	6	\$540	0	\$0	\$1,020	\$0	9	\$1,020	\$0	\$0	\$0	\$0	\$0	\$0	\$ 1,020
33	Coordinate and Participate in Final Site Review	0	\$0	3	\$480	0	\$0	0	\$0	\$480	\$0	3	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$ 480
34	Develop Punch List	0	\$0	2	\$320	0	\$0	0	\$0	\$320	\$0	2	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$ 320
35	Review Record Drawings by Contractor	0	\$0	2	\$320	0	\$0	0	\$0	\$320	\$0	2	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$ 320
36	Consultant Bid and Construction Support	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	0	\$0	\$0	\$0	\$0	\$925	\$0	\$925	\$ 925
	<b>Subtotal</b>	0	\$0	25	\$4,000	14	\$1,260	0	\$0	\$5,260	\$100	39	\$5,360	0	1050	0	925	0	1975	\$7,335
<b>Phase 1A Subtotal</b>		12	\$2,100	109	\$17,440	113	\$10,170	4	\$340	\$30,050	\$995	238	\$31,045	\$1,500	\$23,135	\$800	\$5,945	\$6,720	\$38,100	\$69,145
<b>Grand Total</b>													<b>\$31,045</b>							<b>\$69,145</b>

<b>Optional Tasks</b>																				
A	Topographic Mapping for Phase 1C Area		\$0		\$0		\$0		\$0	\$0		0	\$0		\$3,150				\$3,150	\$ 3,150
B	Prepare Electrical Plans and Details for Security Lighting at Parking Area Gates, Picnic Area and LACC Building Area		\$0		\$0		\$0		\$0	\$0		0	\$0				\$3,330		\$3,330	\$ 3,330
C			\$0		\$0		\$0		\$0	\$0		0	\$0						\$0	\$ -
D			\$0		\$0		\$0		\$0	\$0		0	\$0						\$0	\$ -
E			\$0		\$0		\$0		\$0	\$0		0	\$0						\$0	\$ -
	<b>Subtotal</b>	0	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	0	\$0		\$3,150	\$0	\$3,330	\$0	\$6,480	\$ 6,480

