

\$641,787.⁰⁰



VERDE DESIGN

1843 Iron Point Rd, Suite 140
Folsom, CA 95630
t 916.415.6554 f 408.985.7260
www.VerdeDesignInc.com

March 6, 2025

Joe Patty
Director of M&O and F&P
Lodi Unified School District
1305 E Vine St
Lodi, CA 95240

RE: Lodi High School Athletic Field Improvements
Verde Project Number 2502700M

In response to your request, Verde Design, Inc. (VDI) is pleased to submit the following proposal to develop a master plan for the baseball, softball and track and field at Lodi High School.

PROJECT APPROACH AND UNDERSTANDING:

Lodi Unified School District (District) is seeking Verde Design to provide master planning for renovating the existing varsity baseball, and softball fields at Lodi High School. The baseball and softball fields are to have natural grass outfields and synthetic turf infields. All athletic fields will have scoreboards and sport field lighting. Once the master plan has been approved, Verde Design to move forward with civil engineering, landscape architecture, documentation, and construction administration for the varsity baseball and softball fields. From the final master plan the project includes some of the following improvements:

NFHS Baseball and Softball Fields

1. New 30' tall chain link concrete/brick veneer backstop – 30' Fence/Netting may also be required in areas.
2. New CMU dugouts with metal roofs, and storage closet.
3. New home and visitor bullpen, single station.
4. Natural grass outfields, synthetic turf infields
5. New electrical power for dugouts, bullpens, scorers' area, batting cage, Sportsfield, and egress lighting
6. New perimeter fencing with mow bands.
7. New batting cages – double station for baseball and for softball.
8. New foul poles and scoreboards.
9. New site furnishings and amenities.
10. Double gates for maintenance access.
11. New hardscape, landscape and irrigation
12. ADA improvements
13. Add alternate for a new restroom building.

This proposal is based on the assumptions that all front end and general project specifications required will be developed by the District; VDI will complete all technical specifications relating to site improvements.

We have included the following subconsultants for this effort:

1. Access Compliance Services – accessibility
2. Calvada – Surveyor
3. Raney – Geotechnical Engineer

4. Capital Engineering – Electrical Engineer
5. Ahern Knox and Hyde (AKH) – Structural Engineer – Structural (DPIRC)
6. John Kristedja Architect – Restroom (Alternative)

SCOPE OF SERVICES

Based on past similar successful projects, Verde Design proposes the following detailed scope of work for the above reference Project Understanding:

A Project Start-up/Master Plan Design

1. Verde Design to obtain topographical, and underground utility survey for the project.
2. Verde Design to obtain geotechnical services for the project.
3. Prepare and set the electronic base once the topographic survey is received.
4. Attend project kick-off / scoping meeting with District to discuss project schedule, construction budget, and initial project programming needs.
5. Visit the project site and walk the project area to assess the existing conditions.
6. Initiate Access Compliance Survey.
7. Prepare two (2) color graphics based on stakeholders meeting using google aerial.
8. Prepare rough order magnitude cost estimate for each concept.
9. Virtual meeting with the District to have an interim review of the 2 graphics and receive any comments or feedback on the design and ROM costs.
10. From the meeting discussions, we will prepare and distribute a meeting report.
11. Refine the graphics and cost estimate.
12. Present concepts to stakeholders, and District for input at a single meeting.
13. Meet with District staff to review comments on the two alternative Master Plans and ROM construction cost estimates.
14. Review of access compliance report with District. Identify necessary improvements.
15. Based on input at the meeting and District staff input prepare a one (1) final master plan.
16. Prepare and provide Rough Order of Magnitude (ROM) construction cost estimates based on the master plan.
17. Provide District with Final Master plan graphic and ROM costs.
18. Project Administration

B Construction Document Package – 50% CD Submittal

Upon receiving comments from the District and receiving authorization to proceed into construction documentation, incorporate comments into the 50% CD Submittal.

1. The following drawings will be provided:
 - a. Cover/Signature Sheet
 - b. Existing Conditions/As-built/Survey Plan
 - c. Accessibility Plan
 - d. Demolition Plan
 - e. Grading Plan
 - f. Drainage/Utility Plan
 - g. Layout Plan
 - h. Material/Detail Reference Plan
 - i. Landscape Plan
 - j. Irrigation Plan
 - k. Construction Details for the above items.
 - l. Electrical Plan
 - m. Structural Plan
 - n. Technical Specifications (MS Word), and coordinate with the District General Conditions and Division One (1) Specifications

2. Statement of Probable Construction Costs
3. In-house Redline and revisions.
4. Submittal Preparation and coordination.
5. Submit to DSA 50% submittal through blue beam set to begin review process.
6. Attend a meeting to review the 50% CD submittal package with the District (Electronic Plan and Specifications package to be provided). Meeting agenda and minutes are to be provided.
7. Project Administration as required.

C Construction Document Package – 100% DSA Submittal

Based on Review of 50% CD Submittal package and approval to move forward prepare 100% DSA Submittal Package

1. Receive comments from the District and DSA and review.
2. Revise drawings, specifications, and cost estimate to incorporate comments.
3. In-house redline and revisions.
4. Submittal Preparation and coordination. One (1) stamped and signed set of plans and specifications will be provided for DSA electronic submittal.
5. Receive comments from DSA and revise drawings.
6. Attend a meeting with DSA to review the 100% CD submittal package for approval.
7. Bid Submittal - Coordinate FINAL BID package
 - a. Submittal Preparation and coordination. One (1) stamped and signed set of DSA approved plans and specifications will be provided for bidding construction purposes which will be provided electronically for District disbursement to the bidders.
8. Project Administration as required.

D Bidding and Construction Administration

1. Answer questions during bidding
2. Assist in preparing addenda.
3. Assist in bid evaluation.
4. Attend one (1) pre-construction meeting.
5. Attend up to forty-eight (48) weekly site meetings.
6. Provide up to forty-eight (48) weekly site observations, concurrent with weekly meetings, and review as required, considering weather and construction schedule.
7. Process and coordinate submittals and shop drawings (max. 2 submittals for anyone (1) product; additional re-submittals will be billed on an additional Time-and-Materials basis)
8. RFI coordination and processing.
9. Review mock up section of permeable rock base, provide bucket test and results.
10. Participate in one field base stringline process with synthetic turf installation team.
11. Provide one (1) substantial completion walk through for the synthetic turf installation and generate a punch list.
12. Provide one (1) substantial completion walk through for the project site and generate a punch list.
13. Complete one (1) final walkthrough for the project site and generate final punch list, if necessary. All subsequent punch walks will be billed on an additional Time-and-Materials basis.
14. Review all Contractor warranties/guaranties and M&O documentation for our scope of work.
15. Close project and organize electronic files, plans and construction binder.

DISTRICTS RESPONSIBILITIES

To complete the items described in Scope of Services above, it is our understanding that the District will provide the following information.

1. As-builts
2. Any specific District requirements or standards for IT, Electrical

3. DSA Fee payment
4. Respond to questions from consultant team
5. Provide project budget

SPECIAL PROVISIONS

Without attempting to be all-inclusive and for purposes of clarity, the following items are specifically not included in the Scope of Services.

1. Presentations to public bodies.
2. Engineering (Mechanical & others not specifically listed).
3. Construction Management services.
4. Environmental testing (may be required by specific landfills)
5. Utility relocation design and documentation services and other elements excluded in the above Project Understanding.
6. Renderings or presentation graphics.
7. Permitting or Coordination with any public agency other than those listed.
8. Environmental review, studies, or CEQA documentation.
9. Meetings other than those listed.
10. C.3, QSD and QSP services
11. Solar Design Electrical Engineering

Services will be diligently pursued, and every reasonable effort will be made to meet the mutually agreed upon schedule. If the completion of the services is delayed at any time in the progress of the work undertaken in this Agreement by conditions beyond the control of the Consultant; including but not limited to: strikes, lockouts, labor disputes, or the inability of District, his consultants, utility companies, or jurisdictional agencies to provide required information, processing or direction; the time of completion shall be extended during such period and Consultant shall be held harmless from any and all claims arising out of such delay.

SCHEDULE

The scope of work for the project will require a full DSA review, rather than Access only. The Proposed approach includes the following anticipated timelines once the topographic survey is in hand.

- | | |
|--|---------------------|
| 1. Phase A - Project Start-Up/Master Plan Design | 4-6 weeks |
| 2. Phase B – 50% Construction Documents | 4-6 weeks |
| 3. Phase C – 100% Construction Documents (DSA and BID set) | |
| a. DSA Submittal | 6-8 weeks |
| b. DSA Review | 6-8 weeks |
| c. DSA Comments | 2 weeks to address. |
| d. DSA Back Check (Appointment only) | 2 weeks out |
| 4. Phase D – Construction Administration | 24 weeks |

PROFESSIONAL COMPENSATION

Verde Design respectfully requests the following lump sum fees for the services outlined in the Scope of Work, including anticipated reimbursable expenses (all deliverables are assumed to be provided in electronic format). This fee is based on the anticipated work effort that will be required to successfully complete this project within the agreed upon schedule. Our lump sum fee is broken down as follows:

<u>PHASE</u>	<u>FEE AMOUNT</u>
Phase A – Project Start-Up/Schematic Design	\$ 31,895
Phase B – 50% Construction Documents	\$ 125,160
Phase C – 100% Construction Documents	\$ 142,350
Phase D - Construction Administration:	\$ 97,540
Total Fee:	\$ 397,345

Subconsultant Fees:	
Surveyor	\$ 75,196
Geotechnical Engineer	\$ 14,300
Access Review	\$ 8,756
Electrical Engineer	\$ 27,500
Architectural	\$ 64,240
Structural Engineer	\$ 54,450
Subconsultant Subtotal	\$ 244,442
 TOTAL FEE	 \$ 641,787

Billings will be in accordance with the attached current Charge Rate Schedule, and additional services will be charged on a time and material basis as noted on the attached Charge Rate Schedule.

Joe, if this proposal meets with your approval, then sign and return this proposal to our office or issue a purchase order that reflects the contents of this proposal. Thank you for the opportunity to continue to work with you and the Lodi District Unified School District team on this exciting project.

Respectfully Submitted,



Verde Design, Inc.

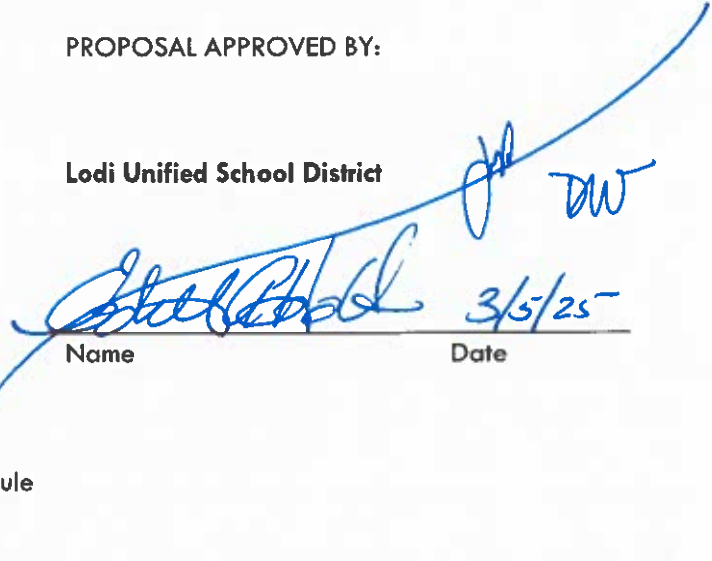
Mark S. Baginski RLA, LEED AP
Principal

CC: Verde Design Distribution

Attachment: Current Charge Rate Schedule

PROPOSAL APPROVED BY:

Lodi Unified School District



Name

Date

Verde Design, Inc.
Charge Rate Schedule
Effective until December 31, 2025

The following chart outlines the current charge rate for professional and office costs. Reimbursable rates and expenses are shown at the bottom.

Project Rates

Principal	\$275.00 per hour
Project Manager/Construction Manager	
Level Four	\$260.00 per hour
Level Three	\$240.00 per hour
Level Two	\$195.00 per hour
Level One	\$180.00 per hour
Project Engineer	
Level II	\$200.00 per hour
Level I	\$185.00 per hour
IT Manager	\$195.00 per hour
CAD Manager	\$190.00 per hour
Project Designer	\$175.00 per hour
Job Captain/Staff Engineer/Construction Administrator	\$165.00 per hour
Draftsperson Level II	\$160.00 per hour
Draftsperson Level I	\$155.00 per hour
Project Administrator	\$100.00 per hour
Intern	\$85.00 per hour

Reimbursable Rates

Blueprints, Printing and Reproductions	Cost plus 10%
Sub Consultant Services	Cost plus 10%

Reimbursable Expenses

Blueprints and Reproductions	Travel Expenses
Photography	Parking and Toll Expenses
Models and Renderings	Permit Fees
Postage/Overnight Mail Service	Courier Delivery Service