

# Proposal for Design Services SCE Undergrounding Acosta and Firebird Circuits Project (DE-24-195-SQ-14)

**Submitted by:** HR Green Pacific, Inc.  
**Address:** 1260 Corona Pointe Court, Suite 305, Corona, CA 92879  
**Phone Number:** 855.900.4742  
**Contact Person:** Chase Keys, PE, Project Manager (Group Leader)  
**Contact Number:** 951.970.6879  
**Contact Email:** [ckey@hrgreen.com](mailto:ckey@hrgreen.com)

## Introduction, Methodology, and Project Approach

**HR Green Pacific, Inc. (HR Green)** understands the City of Fontana is seeking a qualified civil engineering consultant to prepare plans, specifications, estimates, and related engineering services for the SCE Undergrounding Acosta and Firebird Circuits Project. The project will convert existing overhead electrical facilities to new underground facilities in accordance with SCE Rule 20B requirements. The City's selected design consultant is responsible for developing the street design framework that will allow SCE to design its underground conduit, duct, and vault system within the project limits.

This project requires more than preparation of street improvement plans. It requires early confirmation of ultimate roadway conditions, right-of-way acquisition needs, utility conflicts, SCE requirements, utility coordination, outside agency approvals, and constructability considerations. The RFP identifies coordination with SCE, the Sierra Avenue at Riverside Avenue Traffic Signal Project, San Bernardino County, City of Rancho Cucamonga, City of Rialto, Caltrans, San Bernardino County Flood Control District, and school districts within the project limits. The City's Q&A further clarified that portions of the project extend outside Fontana City limits, final plans may be subject to review and approval by outside jurisdictions, and ultimate roadway conditions will be discussed during the kick-off meeting.

The location maps reinforce the need for a coordination-focused approach. The Acosta Circuit is shown near Cherry Avenue, Frontage Road, SR-210, Beech Avenue, I-15, the Hawker Crawford Channel, and the Fontana/Rancho Cucamonga jurisdictional boundary. The Firebird Circuit is shown along Sierra Avenue near Segovia Lane, Terra Vista Drive, Riverside Avenue, I-15, the Falcon Ridge Substation area, and the Fontana/Rialto jurisdictional boundary.

### HR Green's methodology is organized around five priorities:

- ▶ Confirm the ultimate condition early. At the kick-off meeting, HR Green will confirm design limits, roadway sections, ultimate right-of-way, curb and gutter locations, sidewalk needs, streetlight assumptions, SCE coordination requirements, tie-in points, and jurisdiction-specific design criteria.
- ▶ Develop a usable composite utility plan within 60 calendar days. The RFP requires the complete Composite Utility Plan to be delivered within 60 calendar days of notice to proceed. HR Green will treat this plan as a live coordination tool, not simply a static deliverable.
- ▶ Design the street improvements to support SCE's undergrounding design. HR Green will establish roadway geometry, right-of-way, curb elevations, and utility information needed for SCE to complete its undergrounding plans. We will also anticipate plan adjustments after SCE provides its final plan set.
- ▶ Coordinate proactively with outside jurisdictions and overlapping projects. HR Green will coordinate early with Fontana, Rancho Cucamonga, Rialto, Caltrans, San Bernardino County Flood Control District, school districts, SCE, and communication utility providers. We will also coordinate with the Sierra Avenue at Riverside Avenue Traffic Signal Project to avoid conflicts and maintain consistency.
- ▶ Maintain schedule and review control. The RFP requires the first 60% plan check submittal within 90 calendar days of NTP and assumes three plan checks at 60%, 90%, and 100%. HR Green will manage this through a decision log, utility coordination log, action item tracker, QA/QC process, and plan check comment response matrix.

## Work Plan, Scope of Work, and Deliverables

### Task 1: Project Management and Coordination

HR Green will provide project management, contract administration, schedule control, subconsultant coordination, monthly progress reports, invoice support, and communication with the City's Project Manager. We will conduct a kick-off meeting with the City and key stakeholders to confirm roles, responsibilities, deliverables, approval requirements, project limits, ultimate roadway assumptions, right-of-way needs, SCE coordination procedures, and outside jurisdiction approval requirements.

HR Green will prepare and maintain a project schedule, action item log, utility coordination log, agency coordination tracker, and comment response matrix. A Project Specific QA/QC Plan will be prepared and used before each submittal.

**Deliverables: Project schedule, meeting agendas and minutes, action item log, utility coordination matrix, monthly progress reports, QA/QC plan, comment response matrix.**

### Task 2: Survey and Base Mapping

HR Green's survey team will perform field and office survey required to prepare topographic mapping, a Survey Control Plan, street improvement plans, street lighting plans, right-of-way exhibits, and SCE coordination base files. Survey will include a 120-foot-wide topographic corridor at 1" = 40' scale with 1-foot contours, additional survey at tie-in points, and street cross sections at 25-foot intervals extending to the ultimate right-of-way on each side, consistent with the RFP.

Survey will capture existing roadway features, curb and gutter, sidewalk, driveways, landscape areas, drainage features, visible utility appurtenances, poles, guy anchors, manholes, valve covers, meter locations, and other existing conditions necessary for design.

**Deliverables: Topographic map in AutoCAD and PDF, Survey Control Plan, 25-foot interval cross section data, base files for design and SCE coordination.**

### Task 3: Composite Utility Plan, Utility Coordination, and Potholing

HR Green will prepare a Composite Utility Plan showing existing utilities within the proposed right-of-way and utilities affected by the proposed street improvements. The plan will include above-ground and underground utilities, wet and dry utilities, overhead lines, power poles with pole numbers, guy poles, guy anchors, manholes, valve caps, utility laterals, private utility connections, and related appurtenances.

HR Green will lead utility coordination in partnership with the City Project Manager. This will include utility research, request and review of available records, coordination meetings, conflict identification, utility disposition recommendations, and communication with SCE and third-party utility owners. HR Green will provide the Composite Utility Plan within 60 calendar days of NTP. HR Green will also evaluate joint trench opportunities for communication utility facilities currently co-located on the existing SCE poles. Where joint trench is feasible, HR Green will coordinate with SCE and the identified communication utility companies within the project limits to facilitate combined installation, reduce surface disruption, and streamline overall project delivery.

HR Green will coordinate and observe potholing for utilities that may be affected by the proposed alignment or utility construction. The fee assumes 20 potholes, including associated pothole backfill and surface restoration at pothole locations. HR Green will incorporate pothole information into the Composite Utility Plan and provide engineering support during pothole operations to observe findings and direct adjustments as needed.

**Deliverables: Composite Utility Plan within 60 calendar days of NTP, utility coordination log, pothole exhibit, pothole data summary, updated utility plan.**

## Task 4: Plans, Specifications, and Cost Estimates

HR Green will prepare Street Improvement Plans for the full project limits shown in Exhibit A and confirmed during the kick-off meeting. The plans will establish the street design framework needed for SCE to complete its underground conduit, duct, and vault design.

Street Improvement Plans will include plan and profile views, existing and proposed right-of-way, curb and gutter, sidewalk, driveways, streetlight locations as reference, utilities, drainage features, tie-ins, and roadway elevations needed to support SCE improvements. Plans will also identify curb elevations, join points, grade breaks, cross slopes, centerline elevations, right-of-way limits, and cross-section information at 25' intervals, including Caltrans DIB 82-06 and Form CEM5773 elevation points where applicable. HR Green will review applicable specific plan requirements to confirm ultimate roadway and right-of-way conditions, including the City of Fontana's Westgate Specific Plan, which governs a portion of the project limits, as well as applicable specific plans for the City of Rancho Cucamonga and City of Rialto. HR Green will utilize the City's website and Public Records Portal to research specific plans and record drawings as needed.

HR Green will also prepare technical specifications using the City's current boilerplate bid package and the latest Greenbook, with revisions highlighted for the first plan check. Itemized construction cost estimates will be submitted with the second plan check package and updated through final approval.

**Deliverables: 60%, 90%, and 100% Street Improvement Plans; technical specifications; itemized cost estimates; final signed PDF and AutoCAD files per SCE requirements; comment response matrix.**

## Task 5: Right-of-Way Support

If right-of-way acquisition or easements are required, HR Green will prepare legal descriptions, deed plats, City of Fontana Easement Deed Forms, and a 1" = 40' right-of-way map. The right-of-way map will show street and right-of-way dimensions, parcel numbers, existing and proposed right-of-way lines, and a parcel table identifying parcel number, assessor parcel number, total parcel area, area of take, and remaining area.

The City of Fontana right-of-way staff, in coordination with SCE, will lead property owner coordination and acquisition activities. HR Green's role will be limited to technical mapping, legal descriptions, plats, and exhibits. The fee assumes 10 parcels will be affected.

**Deliverables: Right-of-way map, legal descriptions, deed plats, easement deed forms, parcel take table.**

## Task 6: Environmental, NPDES, and WQMP Coordination

HR Green will coordinate with the City during the CEQA documentation process and provide engineering information needed to support environmental review. HR Green will also prepare or coordinate engineering-related NPDES and WQMP documentation as required before construction.

**Deliverables: CEQA coordination support, exhibits and technical information for environmental documentation, NPDES/WQMP documentation as required.**

## Task 7: Advertisement, Construction Support, and Record Drawings

Upon request by the City, HR Green will provide advertisement and construction support services, including responses to bidder questions, review of addenda, shop drawing and submittal review, RFI responses, design clarifications, and construction design changes. HR Green will also prepare record drawings based on as-built information provided by the construction contractor, consistent with the RFP requirement for record drawings. These efforts are limited to the hours assumed within our fee proposal.

**Deliverables: Bid support responses, addendum support, submittal reviews, RFI responses, design change support, record drawings.**

## Proposed Personnel

The proposed team is structured to provide strong project management, utility coordination, roadway design, street lighting design, survey, right-of-way mapping, and QA/QC. The Project Manager will serve as the City's primary point of contact and will be responsible for scope, schedule, budget, team coordination, and plan delivery.

HR Green is pre-qualified with the City of Fontana and will assign appropriately licensed and certified professionals, including California-registered professional engineers, a lighting-certified lead, QSP/CPESC environmental support, licensed survey/right-of-way mapping through Kelsoe & Associates, and qualified potholing support through Kana Subsurface Engineering.

Role	Name	Responsibility
<b>Principal-in-Charge</b>	Min Zhou, PE	Provides executive oversight, confirms resources are available, monitors contract performance, and supports key City coordination and issue resolution.
<b>QA/QC Lead</b>	Adolfo Gutierrez, PE	Leads independent quality control reviews, verifies consistency with City standards, reviews constructability, and confirms comments are addressed before each submittal.
<b>Project Manager</b>	Chase Keys, PE	Serves as the City's primary point of contact and manages scope, schedule, budget, team coordination, subconsultants, progress reporting, and overall delivery.
<b>Roadway Design Lead</b>	Art Casillas	Leads preparation of street improvement plans, plan and profile design, cross sections, curb and gutter layout, grading, tie-ins, and roadway design coordination.
<b>Utility Coordination Lead</b>	John DuMontelle	Leads utility research, utility owner coordination, composite utility plan preparation, SCE coordination, conflict identification, and potholing coordination.
<b>Environmental / NPDES Lead</b>	Bob Makowski, QSP, CPESC	Supports CEQA coordination and prepares or coordinates NPDES and WQMP documentation required before construction.
<b>Survey and ROW Mapping</b>	Kelsoe & Associates	Provides topographic survey, survey control, base mapping, right-of-way mapping, legal descriptions, plats, and easement exhibits as needed.
<b>Potholing</b>	Kana Subsurface Engineering	Provides utility potholing, field verification of underground utilities, pothole data documentation, and restoration in coordination with the design team.

## Qualifications and Comparable Municipal References

### West Foothill Boulevard Street Improvements, City of Rancho Cucamonga

**Reference:** Romeo David, Associate Engineer, [romeo.david@cityofrc.us](mailto:romeo.david@cityofrc.us), 909.774.4070

**Brief Description:** HR Green provided civil design services for West Foothill Boulevard, a high-volume arterial corridor in San Bernardino County. The project included roadway reconfiguration within existing right-of-way, separated pedestrian and bicycle facilities, traffic signal modifications, a new traffic signal, street lighting, pavement reconstruction, landscaping, and storm drain improvements. **This project is especially relevant to Fontana because it involved integrating roadway, lighting, drainage, traffic signal, and streetscape improvements within a major corridor while maintaining mobility and coordinating design elements in a built environment.**

### Holt Avenue Street Improvements, City of Pomona

**Reference:** Matt Pilarz, PE, Principal Civil Engineer, [matt.pilarz@pomonaca.gov](mailto:matt.pilarz@pomonaca.gov), 909.620.3652

**Brief Description:** HR Green provided corridor improvement services for Holt Avenue, a major arterial extending more than 10 miles through multiple jurisdictions and serving businesses, schools, parks, transit users, pedestrians, and motorists. The project included traffic analysis, conceptual alternatives, public-facing corridor improvements, lighting, pedestrian infrastructure, ADA accessibility improvements, and development of a preferred design that helped the City secure \$5 million in grant funding. **This experience is directly relevant to Fontana because it demonstrates HR**

**Green’s ability to advance complex arterial improvements with utility, access, safety, multimodal, and agency coordination considerations in a constrained urban corridor.**

## Van Buren Boulevard Widening, City of Jurupa Valley

**Reference:** Steve Loriso, Dep. Dir. of Public Works/Asst. City Engineer, [sloriso@jurupavalley.org](mailto:sloriso@jurupavalley.org), 951.332.6464

**Brief Description:** HR Green led design for the widening of Van Buren Boulevard between the Santa Ana River and Limonite Avenue, converting an existing four-lane arterial to a six-lane expressway while maintaining the raised center median. The project included new curb and gutter, grading for a future multi-purpose trail, retaining walls, sound walls, storm drain improvements, culvert modifications, and signal modifications to accommodate the widened roadway. **This experience is directly relevant to Fontana because it required plan and profile roadway design, right-of-way-sensitive improvements, utility and drainage coordination, cross-section development, and constructability solutions along a constrained arterial corridor.**

## Project Schedule

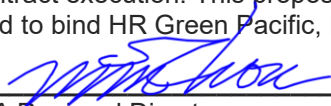
HR Green will meet the RFP requirement to submit the first 60% plan check package within 90 calendar days of notice to proceed. The schedule below assumes NTP in May 2026 and three City plan checks at 60%, 90%, and 100%, with approximately three weeks for each City review.

Milestone	Target Schedule
Notice to Proceed	Day 0
Kick-off Meeting / Data Request	Days 1 to 7
Survey, Records Research, Utility Research, and Agency Coordination	Days 1 to 45
Base Mapping, Cross Sections, Preliminary Utility Mapping	Days 25 to 60
<b>Composite Utility Plan Submittal</b>	<b>Day 60</b>
Potholing Coordination and Preliminary Roadway / Lighting Design	Days 45 to 90
<b>60% Plan Check Submittal</b>	<b>Day 90</b>
City / SCE / Outside Agency Review	Days 90 to 111
90% Design, Specifications, Estimate, and Comment Responses	Days 112 to 165
<b>90% Plan Check Submittal</b>	<b>Day 165</b>
City / SCE / Outside Agency Review	Days 165 to 186
Final Design, Specifications, Estimate, and Comment Responses	Days 187 to 235
<b>100% Plan Check Submittal</b>	<b>Day 235</b>
Final Review, Approval Package, and Final PS&E	Days 235 to 275
<b>Final Signed PS&amp;E Submittal</b>	<b>Day 275</b>
Bid Support, Construction Support, and Record Drawings	As directed by City

Schedule risks include outside jurisdiction review duration, SCE plan development timing, confirmation of ultimate roadway conditions, right-of-way needs, utility potholing results, and coordination with the Sierra Avenue at Riverside Avenue Traffic Signal Project. HR Green will mitigate these risks by initiating utility and agency coordination immediately after NTP, maintaining a coordination log, and resolving key geometric and right-of-way decisions before the 60% submittal.

## Authorization and Insurance Statement


HR Green has reviewed the City of Fontana RFP, including the indemnification and insurance requirements contained in the Consultant Services Agreement. HR Green will meet the City’s indemnification and insurance requirements upon selection and prior to contract execution. This proposal is valid for ninety (90) days from the proposal due date. The undersigned is authorized to bind HR Green Pacific, Inc.

**Authorized Signature:**   
**Name:** Min Zhou, PE, CA Regional Director  
**Date:** 5/27/2026



### Professional Fee

A detailed breakdown of hours, hourly rates, and associated fees by task is provided in the below fee proposal. HR Green's proposed fee is based on the scope of work identified in the RFP, City Q&A responses, and the assumptions included with the fee proposal.

HR GREEN - FEE PROPOSAL DETAIL																	
PROJECT NAME: SCE UNDERGROUNDING ACOSTA AND FIREBIRD																	
PROJECT NUMBER: 2402627.01																	
CLIENT: CITY OF FONTANA																	
CLIENT CONTACT: ESTEPHANY MONROY																	
PROJECT MANAGER: CHASE KEYS																	
																	
											TOTAL HOURS		2546				
											COST PER HOUR/UNIT (CHARGE-OUT RATE)						
											TOTAL LABOR COST						
TOTAL PROJECT COSTS				\$ 470,210.00	\$ 5,500.00	\$ 132,000.00	\$ 607,710.00										
											% OF TOTAL LABOR COST		10%		10%		
TASK	DESCRIPTION OF TASK	Labor Task Total	ODC Task Total	Subs Task Total	Task Total	Zhou	Gutierrez	Keys	Casillas	Makowski	DuMontelle	MacDonald, Ye	TBD	EXPENSES			
						PIC	QA/QC	PM	ROAD LEAD	ENVIR LEAD	UTIL LEAD	SR DSNR	STAFF ENGR	Reimbursables	Sub		
														Total	Total	Subs	
TASK 1	PROJECT MANAGEMENT AND COORDINATION	\$ 57,000.00	\$ 550.00	\$ -	\$ 57,550.00	20	4	100	80	8	8	8	8	\$ 500.00	\$ -		
TASK 2	SURVEY AND BASE MAPPING	\$ 13,900.00	\$ 825.00	\$ 66,000.00	\$ 80,725.00	0	0	8	24	0	8	12	20	\$ 750.00	\$ 60,000.00		
2.1	Topographic Survey and Base Mapping	\$ 4,100.00	\$ -	\$ 66,000.00	\$ 70,100.00			4	8			4	4		\$ 60,000.00	Kelsoe	
2.2	Supplemental Field Verification	\$ 9,800.00	\$ 825.00	\$ -	\$ 10,625.00			4	16		8	8	16	\$ 750.00			
TASK 3	COMPOSITE UTILITY PLAN, COORDINATION, AND POTHOLING	\$ 42,430.00	\$ 1,650.00	\$ 49,500.00	\$ 93,580.00	0	2	16	20	0	104	8	84	\$ 1,500.00	\$ 45,000.00		
3.1	Utility Coordination	\$ 17,060.00	\$ 1,100.00	\$ -	\$ 18,160.00			4	8		60		20	\$ 1,000.00			
3.2	Composite Utility Plan	\$ 12,810.00	\$ -	\$ -	\$ 12,810.00		2	4	8		20		40				
3.3	Potholing	\$ 12,560.00	\$ 550.00	\$ 49,500.00	\$ 62,610.00			8	4		24	8	24	\$ 500.00	\$ 45,000.00	Kana	
TASK 4	PLANS, SPECIFICATIONS, AND COST ESTIMATES	\$ 314,450.00	\$ 1,100.00	\$ -	\$ 315,550.00	4	22	24	268	0	240	484	744	\$ 1,000.00	\$ -		
4.1	Construction Plans	\$ 300,820.00	\$ 1,100.00	\$ -	\$ 301,920.00	4	16	16	240		240	480	720	\$ 1,000.00			
4.2	Specifications	\$ 4,890.00	\$ -	\$ -	\$ 4,890.00		2	4	16								
4.3	Cost Estimate	\$ 8,740.00	\$ -	\$ -	\$ 8,740.00		4	4	12			4	24				
TASK 5	RIGHT-OF-WAY SUPPORT	\$ 11,480.00	\$ -	\$ 16,500.00	\$ 27,980.00	0	8	14	8	0	2	8	16	\$ -	\$ 15,000.00		
5.1	Right-of-Way Requirement Plans	\$ 8,420.00	\$ -	\$ -	\$ 8,420.00		4	6	8		2	8	16				
5.2	Legals and Plats	\$ 3,060.00	\$ -	\$ 16,500.00	\$ 19,560.00		4	8							\$ 15,000.00	Kelsoe	
TASK 6	ENVIRONMENTAL, NPDES, AND WQMP CERTIFICATION	\$ 7,110.00	\$ -	\$ -	\$ 7,110.00	0	2	4	2	20	0	0	8	\$ -	\$ -		
TASK 7	ADVERTISEMENT, CONSTRUCTION SUPPORT, AND RECORD DRAWINGS	\$ 23,840.00	\$ 1,375.00	\$ -	\$ 25,215.00	0	0	18	40	0	0	16	52	1,250.00	\$ -		
7.1	Bid Phase Support	\$ 4,680.00	\$ 275.00	\$ -	\$ 4,955.00			4	8			4	8	250.00			
7.2	Construction Phase Engineering Support	\$ 10,860.00	\$ 1,100.00	\$ -	\$ 11,960.00			8	24			4	20	1,000.00			
7.3	Preparation of Record Drawings	\$ 8,300.00	\$ -	\$ -	\$ 8,300.00			6	8			8	24				

## Assumptions and Exclusions

1. The 60% plan check submittal will be submitted within 90 calendar days of NTP, provided timely receipt of City base information, record drawings, specific plan information, available SCE information, and survey access.
2. The Composite Utility Plan will be delivered within 60 calendar days of NTP.
3. The fee assumes 20 potholes. Additional potholes, if requested by the City or required due to unknown utility conflicts, will be considered additional services.
4. Separate street lighting plans will be not be prepared. Street improvements plans will reference existing streetlights placed on SCE poles on new standard street lights. No separate design will be prepared as it is assumed SCE will provide separate lighting plans. Photometric analysis is excluded based on the City's Q&A response.
5. Final plans are assumed to require coordination with outside jurisdictions. Review durations beyond the assumed three-week review period may affect the project schedule.
6. The City will provide available plans for the Sierra Avenue at Riverside Avenue Traffic Signal Project for coordination.
7. Preparation of traffic signal plans or traffic signal modifications is not included in our scope or fee; however, HR Green will coordinate with the City-provided Sierra Avenue at Riverside Avenue Traffic Signal Project plans to identify potential conflicts with the SCE undergrounding improvements.
8. SCE will prepare its final undergrounding plans after the City's street design is sufficiently developed. HR Green's fee includes coordination and reasonable plan adjustments after receipt of SCE's plan set.
9. The City of Fontana right-of-way staff and SCE will lead property owner coordination and acquisition. HR Green's scope includes technical mapping, plats, legal descriptions, and exhibits only.
10. CEQA documentation is assumed to be prepared by others unless specifically included in the final negotiated scope. HR Green's scope includes engineering support and coordination for CEQA, NPDES, and WQMP documentation.
11. Bidding and construction support, including record drawing preparation, is limited to the hours included in the fee proposal. Additional support beyond the budgeted hours will be provided as an additional service upon City authorization.
12. Preparation of traffic studies or reports are not included in our scope or fee.
13. Payment of any outside agency or permit fees will be paid by the City and are not included in our fee.
14. H&H modeling and analysis are not included in our scope or fee.
15. Design of new or modified storm drain improvements is not included in our scope or fee. Existing drainage facilities will be shown where identified by survey or available record information.
16. Preparation of traffic control plans are not included in our scope or fee. Specification will be prepared so the contractor must prepare and submit plans for approval prior to the start of construction.
17. Structural design, including but not limited to bridge design, retaining structures, and culvert modifications or extensions, is not included in our scope or fee. Where the project alignment crosses under the I-15 bridge structure or over existing drainage culverts, HR Green's design will reference existing structural conditions as shown in available record drawings. Any structural modifications required to accommodate the undergrounding improvements will be considered additional services.
18. Preparation of a Caltrans encroachment permit application is not included in our scope or fee. If improvements within Caltrans right-of-way require a formal encroachment permit, preparation and processing of that permit will be considered additional services.
19. Preparation of a San Bernardino County Flood Control District encroachment permit application is not included in our scope or fee. If improvements within or adjacent to the Hawker Crawford Channel require a flood control encroachment permit, preparation and processing of that permit will be considered additional services.
20. Assessment, remediation, or design accommodations related to hazardous materials or contaminated soils are not included in our scope or fee. If hazardous materials are encountered during potholing or construction, the City will be notified immediately and any required response will be considered additional services.
21. Geotechnical investigation, soils reports, or pavement structural section design are not included in our scope or fee. Pavement design, if required, will be based on City standard sections or information provided by the City.
22. Specifications will be limited to technical provisions for the undergrounding work only based on City boilerplate. Complete street improvement specifications are not part of this scope of work.
23. The fee assumes three plan check submittals at 60%, 90%, and 100% completeness. Additional plan check cycles beyond three, whether required by the City, outside jurisdictions, or SCE, will be considered additional services.