

### ***Scope Expansion Understanding***

Per conversations with the Client in late October, the scope of the park project has increased to include the addition of an approximate 15,000 SF above ground skatepark (in the red area referenced in Exhibit A below), and a 20,000 SF pump track (the yellow area in Exhibit A below), to the original pickleball court scope (shown in the middle of Exhibit A below). It is assumed that the surface material for the pump track will be asphalt.

In addition to the skate park and pump track, per conversations with the Client in late December, Kimley-Horn should provide a conceptual design for the entire Seville park space. The scope will include the design and placement of a 1,000 SF operation building to serve as an operator's office, provide storage, include a sport equipment merchandise area, and public restroom. The building will also include an interior restroom for the operator's private use. The proposed park elements mentioned above are to be fenced, with their only entrance being through a main gate at the operator's building. The design will include new pathways to connect all proposed programming.

The existing restroom building will be demolished. Existing Park elements including the basketball court, playground, shade structure, and parking lots will be assessed and redesigned as needed to align with the overall park concept.

It is important to note that during demolition of the existing amphitheater, the adjacent maintenance vehicle parking area was demolished. This scope includes the design of a new maintenance vehicle parking area, and it is understood that there is flexibility in the design of this area as the driveway approach will need reconstruction for ADA compliance allowing us to shift it in one direction or the other as needed.

The City requests that Kimley-Horn's scope expand to include conceptual design of the above mentioned amenities. Full PS&E preparation in the scope will be provided only for the pickleball courts, associated fencing, associated parking, maintenance parking, and ADA compliance needs specific to the pickleball courts (Phase I). Kimley-Horn understands that the pump track, skate park, and other park enhancements will be constructed separately under a Phase II contract. Total construction budget for the full park design is \$6 million dollars.

For ADA compliance concerns, it is understood that tree root removal or tree removal in its entirety can be proposed for these improvements. The Kimley-Horn team will note in the specifications and plans that all proposed tree and/or root removals must be reviewed by the Public Works Maintenance Team for assessment prior to continuing with improvements.

It is also understood that rerouting the sidewalk and introducing retaining curbs or grading will be acceptable given the expanded scope. While cost and budget are still a priority, the expanded scope does permit more flexibility in the design to ensure all future uses are accounted for with the Pickleball Court construction.

This scope does not include public outreach.

Per Exhibit A, it is understood that the park property limit is just north of the pathway in the Pacific Electric Trail. The Pacific Electric Trail is wholly owned by SBCTA and the City wants to stay out of the PE Trail property to alleviate any needs for obtaining permits or license agreements from SBCTA.



**Exhibit A**

***Below is an outline of the Additional Services requested to be added to this contract:***

**Task 1: Expanded Topographic Survey**

Our survey team will expand the limits of their field work to include the entire area shown below in **Exhibit B**.



**Exhibit B**

**Task 2: Expanded Kick-off Meeting, Data Collection, Pre-Design, & Schematic Design**

The goal of this phase will be to further investigate the project site and develop preliminary concept designs that meet the intent of the project goals and community objectives. We will evaluate the existing site conditions (i.e. topography, access, utilities, etc.), further investigate Client project requirements, identify, and evaluate existing design plans for integration, and refine the desired program elements shared by City stakeholders. We understand that no public outreach will be a part of this project. When complete, this phase will result in an overall conceptual vision for the park, including the following elements; a skatepark, pump track, operator's building, pickleball courts, maintenance parking and basketball court.

These concept plan deliverables for the park design will be electronic, and include illustrative documents that will guide future improvements. Milestone tasks and deliverables for this phase are as follows:

- Review applicable studies, concepts, existing data sources, and any other work done to

- date in the interest of this project.
- Existing Park components including the existing parking, playground, and basketball courts will be assessed and discussed with City staff to confirm design direction.
  - The proposed program elements noted above will be included in the project kick-off meeting with the Design team and City staff (virtual). This meeting's main objectives will be to discuss opportunities and constraints and review data received by the City from community stakeholders. The goal of the meeting will be to determine the preferred elements and style for the project elements, for all proposed amenities.

As a follow-up to the design coordination/input meeting with the City, the Design Team will evaluate comments and feedback for incorporation into a refined conceptual site plan that includes the desired integrated skatepark, pump track, operator building, pickleball courts, maintenance parking and refined existing park elements as determined during initial coordination meetings with the City stakeholders. The design concept will strive to reflect a functional feel that is both uniquely intriguing in nature and well-integrated into the neighborhood context.

This task includes one (1) meeting to review Schematic Design Plans with city staff (virtual meeting). After this review, a schematic design level cost estimate for the park design will be developed. Up to two (2) rounds of revisions will be provided to these schematic design documents.

### **Task 3: Expanded Noise Study**

In addition to the proposed pickleball courts, Kimley-Horn will expand the noise study to be inclusive of the conceptual skate park, bicycle pump track, and basketball court. Short-term reference noise levels will be collected with a Type I sound level meter for a similar bicycle pump track and skate park facility within South California. Skate park and bicycle pump track noise levels will be incorporated into the pickleball court SoundPLAN 3-dimensional noise model. Total combined noise levels will be addressed and analyzed for potential impacts to the adjacent uses and will be assessed against the City of Fontana Noise Ordinance.

One round of revisions to the noise model will be provided based on feedback to the initial concept design, and the initial noise findings. The final deliverable will reflect predicted noise levels that result from the final concept design layout.

### **Task 4: Expanded Concept, Design Development, and Construction Document Scope:**

Concepts will be prepared to support concepts for the overall park design including; skatepark, pump track, pickleball courts, maintenance parking, fencing, new pathways, and redesign of existing parking lots, basketball court, and amenity areas as determined during initial meetings with City stakeholders. These 30% level plans will include the skate park and pump track layouts as shown in the concepts. The design intent will be to maintain the existing drainage patterns.

The scope will also be expanded to look holistically at the accessibility routes throughout the park, including new accessibility routes connecting all proposed park programming with associated fencing and gates. It is understood that the only accessible route constructed during Phase I will be to connect the proposed pickleball courts with the existing parking lot to the west. Phase I will also include the design of maintenance only parking spaces in a new parking lot directly adjacent to the pickleball facility.

In addition to accessibility, the scope will look at the overall park concept design elements in relation to grading and utilities to determine additional routes for connectivity and grading of the park for a cohesive site. Utility conflicts will be identified and coordinated with the placement of park facilities.

The expanded scope will be broken into three deliverable iterations, and will include rounds of comments and assumptions as noted in the original contract:

### **Task 4.1 Expanded Concept**

The concept design will propose accessibility, fencing, grading, and utility design across all proposed amenity concepts and show proposed programming including; skatepark, pump track, operator's building, pickleball courts, maintenance parking, and refined existing park elements as needed. A concept design level cost estimate for the park design will be developed. Up to two (2) rounds of revisions will be provided to these concept design documents.

### **Task 4.2 Expanded Design Development**

Once the final design concept drawings are approved, the team will move into design development drawings for the items that are a part of this scope, beyond the conceptual phase, as described in the scope expansion understanding above. This will include the development of the accessibility from the existing parking lot to the proposed pickleball facility, and the proposed maintenance parking area.

### **Task 4.3 Expanded Construction Documents**

90% and 100% level construction documents will be prepared for accessibility from the existing parking lot to the proposed pickleball facility and finalize the design of the proposed maintenance parking area.

### **Fee and billing**

Kimley-Horn will perform the services described in the above Scope of Services on a lump sum basis.

### **Description**

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Task 1 – Expanded Topographic Survey	\$22,450	LS
Task 2 – Expanded Kick-off Meeting, Data Collection, Pre-Design, and Schematic Design	\$24,850	LS
Task 3 – Expanded Noise Study	\$13,850	LS
Task 4 – Expanded Concept, Design Development, and Construction Document Scope	-	
Task 4.1 – Expanded Concept	\$32,900	LS
Task 4.2 – Expanded Design Development	\$25,250	LS
Task 4.3 – Expanded Construction Documents	\$35,500	LS
	<b>Tasks 1 – 4 Total:</b>	<b>\$154,800 LS</b>