



Contract Negotiations / Fee Proposal for City of San Marcos 2017 Bond Program

RFQ #218-279

Project Management Services for
City of San Marcos Facilities

June 12, 2018



June 12, 2018

Ms. Veronica Bradshaw
Purchasing Specialist Senior
Office of the Purchasing Manager
Municipal Building, 1st Floor
630 East Hopkins Street
San Marcos, TX 78666

Re: Negotiations for Program Management Services for City of San Marcos Facilities -RFQ
#218-279

Dear Ms. Bradshaw,

Per your request, we are pleased to submit our fee proposal, which is consistent with RFQ #218-279 and the *Agreement Between the City of San Marcos and Professional Firm* modified per the revisions included in our proposal and attached herein (*Refer to Attachment A – Proposed revisions to Agreement*).

Scope of Services (*Refer to Exhibit 1 – Scope of Services and Deliverables*)

As defined in Exhibit 1, our scope of services will apply to the proposed projects in RFQ #218-279 as described below. To facilitate the negotiations and provide the utmost flexibility to the City, we have grouped the projects in three packages:

PACKAGE 1 - IMMEDIATE

- **Public Library** - \$14.5M; Design – 8 months, Construction – 12 to 15 months - Remodel of the existing 27,000 square feet existing Library located at 625 East Hopkins Street, San Marcos Texas; and New construction of a proposed 29,000 square feet expansion of the existing library located at 625 East Hopkins Street, San Marcos, Texas
- **Police Department Building** - \$5.5M; Design – 6 to 8 months, Construction – 9 months – Renovation of the existing 44,000 SF building and addition of approximately 8,600 square feet to the Police Department located at 2300 IH 35 South, San Marcos, Texas
- **Fire Station 2** - \$4.3M; 11,000SF, Timeline in 2019. This fire station will be similar to the fire station currently being constructed on Wonder World Drive and will be located within the La Cima Subdivision which is currently under construction west of IH35
- **Fire Training Facility** - \$2M; Timeline 2018-2019. Master planning of 16 acres at airport property for future fire training facility and fire station. Design and construction of fire training facility.

PACKAGE 2 - INNOVATION

- **Public Services/Community Services Maintenance Facility** - Timeline: Design starting in late 2018, Construction starting in 2019 - This new facility with approximately 85,000 square feet of office and warehouse space along with other outdoor storage

operations will be located on 18.5 acres off Clovis R. Barker Road. Public Private Partnership or other innovative delivery methods will be explored to finance this facility.

- **City Hall** – Timeline: Design starting in 2019, Construction starting in 2021 – This new facility will house General Fund municipal operations in the approximate square footage of 75,000 to 85,000 square feet and be located at 630 East Hopkins Street. Public Private Partnership or other innovative delivery methods will be explored to finance this facility. As an option the possibility of redevelopment of the current City Hall Municipal Complex will be considered.

PACKAGE 3 – MID-TERM

- **Fire Station 6** - \$4.3M, 11,000 SF, Timeline in 2023. This fire station will be similar to the fire station currently being constructed on Wonder World Drive and will be located in the Trace Subdivision located east of IH35.

Schedule (*Refer to Exhibit 4 – Project Schedule*)

The program schedule is a vital component of our fee quotation, with a 66-month duration, start date of June 19, 2018 and a completion date of December 30, 2023 (*Program completion*). The project schedule/phasing shown in Exhibit 4 is consistent with RFQ #218-279 and allows us to accomplish the tasks/deliverables included in the scope of services with the proposed staffing. The proposed packages may be subject to adjustment by mutual agreement.

Staffing (*Refer to Attachment B – Staffing Plans 1, 2 and 3*)

Our services will be provided by part time staff as follows:

- Leadership staff consisting of a Project Executive, provided at no cost to the City. Lead Project Manager, Controls Manager and P3 Subject Matter Expert.
- Technical support staff consisting of professional plan/design reviewers. A quality manager, provided at no cost to the City.
- Managerial support personnel consisting of assistant PMs/field observers, cost estimator, scheduler, and safety oversight.
- Architectural and Engineering design team members to deliver bridging documents in support of design-build projects.

This proposal assumes that our PT staff when performing duties on-site will be co-located at the City offices. The City shall provide them with the necessary office space, access to conference rooms including projectors and screens, office furniture, office equipment and supplies, parking spaces, photocopies and reproduction of documents, and communication equipment, as required to perform their duties.

Compensation *(Refer to Attachment C – Fee Proposal and Attachment D – Reimbursable Expenses)*

Basic services compensation for all packages outlined in this proposal will be provided on the basis of a Not-to-Exceed fee of two million seven hundred eighty thousand dollars (\$2,780,000), which is based on the 66-month schedule, with a Date Certain of December 30, 2023 for the entire 2017 bond. This fee amount has been determined based on the level of complexity, effort, tasks and staffing required by the scope of services and the project schedule, and corresponds to 3.537% of the construction value of the entire assignment (\$78,600,000).

- Customary expenses for the basic services as outlined in Attachment C total \$73,630. These reimbursable expenses have been included in the NTE fee.

Bridging Documents compensation for the Public Library project in support of a design-build delivery method on the basis of a Not-to-Exceed fee of three hundred five thousand dollars (\$305,000). This figure includes \$3,300 for customary expenses.

Total Not-to-Exceed Fee is three million eighty five thousand dollars (\$3,085,000) for the basic PM services and the Bridging Documents combined scopes of work.

As an option, you may contract for individual packages as follows:

PACKAGE 1 – IMMEDIATE

Basic services compensation for package 1 will be provided on the basis of a Not-to-Exceed fee of Eight hundred forty thousand dollars (\$910,000), which is based on a 27-month schedule, starting upon receipt of NTP and with a Date Certain of September 30, 2020. This fee amount has been determined based on the level of complexity, effort, tasks and staffing required by the scope of services and the project schedules and corresponds to approximately 3.5% of the construction value of package 1 assignment (\$26,300,000).

- Customary expenses for the basic services as outlined in Attachment C total \$36,130. These reimbursable expenses have been included in the NTE fee.

Bridging Documents compensation for the Public Library project in support of a design-build delivery method on the basis of a Not-to-Exceed fee of three hundred five thousand dollars (\$305,000). This figure includes \$3,300 for customary expenses.

Total Package 1 Not-To-Exceed Fee is one million two hundred fifteen thousand (\$1,215,000) for the basic PM services and the Bridging Documents combined scopes of work.

PACKAGE 2 - INNOVATION

Basic services compensation for package 2 is offered in three sequential phase.

1. Phase 1 will evaluate alternative financing options for the development of the Public Services facility and City Hall. Phase 1 is offered on the basis of a Not-to-Exceed fee of one hundred and eight thousand dollars (\$108,000). This is based on an

approximate 3-month schedule, starting August 1, 2018 and with a Date Certain of October 16, 2018.

2. Phase 2 will build upon the decisions in Phase 1 to develop conceptual, high-level plans for what the development of the Public Services facility and City Hall complex may look like, in order to support the subsequent implementation phase. Phase 2 is offered on the basis of a Not-to-Exceed fee of two hundred and eighty nine thousand dollars (\$289,000). This is based on an approximate 4-month schedule, starting October 17, 2018 and with a Date Certain of January 31, 2019.
3. Phase 3 offers our traditional Project Management services to manage the development and implementation of the Public Services facility and City Hall complex, based upon the decisions made in the previous phases. Phase 3 is offered on the basis of a Not-to-Exceed fee of one million three hundred and fifty five thousand dollars (\$1,355,000) and assumes activities will coincide with the Package 1 projects as detailed in the Exhibit 4 - Project Schedule. This is based on an approximate 4-month schedule, starting February 1, 2019 and with a Date Certain of October 30, 2022.

The total Package 2 will be provided on the basis of a Not-to-Exceed fee of One million seven hundred fifty-two thousand dollars (\$1,752,000), which is based on a 51-month schedule, starting on August 1, 2018 and with a Date Certain of October 30, 2022. This fee amount has been determined based on the level of complexity, effort, tasks and staffing required by the scope of services and the project schedule, and corresponds to 3.65% of the construction value of package 2 assignment (\$48,000,000).

- Customary expenses for the basic services as outlined in Attachment C total \$30,000. These reimbursable expenses have been included in the NTE fee.

PACKAGE 3 – MID-TERM

Basic services compensation for package 3 will be provided on the basis of a Not-to-Exceed fee of One hundred eighty-seven thousand dollars (\$187,000), which is based on a 17 month schedule, starting on August 1, 2022 and with a Date Certain of December 30, 2023. This fee amount has been determined based on the level of complexity, effort, tasks and staffing required by the scope of services and the project schedule, and corresponds to 4.35% of the construction value of package 3 assignment (\$4,300,000).

- Customary expenses for the basic services as outlined in Attachment C total \$7,500. These reimbursable expenses have been included in the NTE fee.

Payment *(Refer to Exhibit 3 Detailed Fee Schedule – Hourly Rates)*

We will submit invoices on a monthly basis for fees due us for our services performed under the agreement. When delays occur beyond our control, payment will cover costs for committed staffing. In this instance, the City and Jacobs will have the ability to negotiate staff reduction, as needed, in order to keep overall NTE fees.

Commencement of Work

Work will commence upon execution of the agreement and/or issuance of Notice-to-Proceed, whichever occurs first.

The proposed fee, staffing, and schedule are based on our general understanding of the services required for the project. Should the scope of work, staffing, or schedule change, we will provide additional services as agreed to in writing by both parties.

We look forward to working with you and City of San Marcos staff, and to delivering together high performance city facilities. Should you have any questions regarding this proposal or the services, please feel free to contact me or Terry Page, our Program Executive.

Sincerely,

Jacobs Project Management Co



Kristabel Lopez, AIA
Principal
Kristabel.lopez@jacobs.com



Terry Page
Project Executive
Terry.page@jacobs.com

cc. Jim McLean

PROPOSED REVISIONS TO AGREEMENT

ATTACHMENT A

City of San Marcos Agreement and Standard Terms and Conditions

We have reviewed the Terms and Conditions, Form of Agreement and other information contained in this RFQ. Per the RFQ, any exceptions taken are indicated below for your consideration:

AGREEMENT BETWEEN THE CITY OF SAN MARCOS AND PROFESSIONAL SERVICES FIRM

Owner Standard Terms and Conditions: Parties have read and agree to be bound by the General Terms and Conditions as revised and attached hereto, found at
<http://www.sanmarcostx.gov/DocumentCenter/Home/View/6608>

Article 2. Professional Firm's Responsibilities

Professional Firm agrees to use Professional Firm's best efforts, skill, judgment, and abilities so as to perform Professional Firm's Services in an expeditious and timely manner consistent with generally accepted professional standards of care and the orderly progress of the Project. Professional Firm shall at all times provide sufficient personnel to accomplish Professional Firm's Services in a timely manner. Professional Firm shall manage its services, administer the Project and coordinate other professional services as necessary for the complete performance of Professional Firm's obligations under this Agreement.

Professional Firm's Services shall be reasonably accurate and free from material errors or omissions. Professional Firm shall promptly correct any known or discovered error, omission, or other defect in the plans, drawings, specifications, or other services provided by Professional Firm without any additional cost or expense to Owner, and such re-performance of services shall be the extent of Professional Firm's obligations with respect to any deficient services.

Article 3. The Owner's Responsibilities

The Owner shall furnish surveys, geotechnical reports or other special investigations of the Project site as requested by the Professional Firm and as reasonably necessary for the completion of Professional Firm's Services. The Owner shall furnish structural, mechanical, chemical and other laboratory tests as reasonably required. Professional Firm shall be entitled to reasonably rely on such information.

Article 13. Indemnity

Professional Firm shall hold Owner, The City of San Marcos, and its City Council, officers, agents and employees harmless and free from any loss, damage or expense arising out of any occurrence relating to this Agreement or its performance and shall indemnify Owner, and its City Council, officers, agents and employees, ~~customers, agents, successors and assigns~~ against any damage or claim of any type ~~related to personal injury or property damages~~ arising to the extent caused by the negligent or intentionally wrongful acts or omission of Professional Firm, its employees, agents and/or assigns.

CITY OF SAN MARCOS – STANDARD TERMS AND CONDITIONS

17. Limitations. See Agreement Article 7.

18. Indemnity. See Agreement Article 13.

28. Terms and Conditions Controlling. In the event there is conflict between the Agreement and these Terms and Conditions, the Agreement will control.



CITY OF SAN MARCOS 6/12/2018
2017 BOND PROGRAM

PACKAGE 1 - IMMEDIATE

Multiplier **2.20** **160** Hours per month

✓ Key Personnel

83.66022814

LEADERSHIP

✓	Terry Page	Project Executive		\$ -	\$ -	736	\$0
✓	Chappell Jordan	Lead PM	\$ 228,373	\$ 109.79	\$ 241.55	784	\$195,258
✓	David Syphard	P3 Expert	\$ 269,625	\$ 129.63	\$ 285.18	0	\$0
✓	Aaron Sarfati	Project Controls	\$ 158,194	\$ 76.05	\$ 167.32	973	\$169,171
Project Executive at no cost to the Project						2,493	\$364,429
MANAGERIAL SUPPORT							
Kevin Hitchcock	Project Manager	\$ 137,248	\$ 65.98	\$ 145.17	1,560	\$236,462	
Paul Davis	Project Manager	\$ 140,428	\$ 67.51	\$ 148.53	0	\$0	
Paul Acevedo	Field Observer	\$ 77,249	\$ 37.14	\$ 81.71	680	\$59,882	
Rick Bachmeyer	Cost Estimator	\$ 151,729	\$ 72.95	\$ 160.48	124	\$20,874	
Agustin Villafana	Scheduler	\$ 108,903	\$ 52.36	\$ 115.19	124	\$14,890	
Katrina McDaniel	Safety	\$ 114,292	\$ 54.95	\$ 120.89	160	\$20,471	
Mike Wilson	Quality	\$ -		\$ -	160	\$0	
Quality Oversight at no cost to the Project						2,808	\$352,579
TECHNICAL SUPPORT							
Licensed Architect	ARCH - Review	\$ 130,000	\$ 62.50	\$ 137.50	96	\$13,420	
Licensed Mech Engineer	MECH - Review	\$ 130,000	\$ 62.50	\$ 137.50	96	\$13,420	
Licensed Elect. Engineer	ELECT - Review	\$ 130,000	\$ 62.50	\$ 137.50	96	\$13,420	
Licensed Civil/Struct Eng	CIVIL/STRUCTURE - R	\$ 130,000	\$ 62.50	\$ 137.50	48	\$6,710	
						336	\$46,970
Total Project Labor >>						5,637	\$763,979
Expenses >>							\$36,130
Contingency >>							\$40,005
SUBTOTAL NTE Fee>>							\$840,114
Fire Training Facility							\$70,000
Design/Build Bridging Documents - Public Library							\$305,000
TOTAL NTE Fee>>							\$1,215,114
							\$26,300,000

Staffing Plan Strategy

Assumptions

- 1) All staff is part time (PT) for the duration shown - unless noted otherwise
- 2) All PT staff will be based at a Jacobs office - Itinerant space will be provided at the City offices, as needed
- 3)
- 4) Position duration is shown in the color bars next to each position

STAFFING PLAN 1

ATTACHMENT B



Multiplier 2.20 160 Hours per month

Assumptions

1)	All staff is part time (PT) for the duration shown - unless noted otherwise
2)	All PT staff will be based at a Jacobs office - Itinerant space will be provided at the City offices, as needed
3)	
4)	Position duration is shown in the color bars next to each position

ATTACHMENT B

PACKAGE 2 - INNOVATION

[illegible]

PACKAGE 2 - INNOVATION Implementation Phase

Multiplier **2.20** **160** Hours per month

☒ Key Personnel

LEADERSHIP

[illegible]



PACKAGE 3 - MID-TERM

Fire Station 6

STAFFING PLAN 3

ATTACHMENT B

[illegible]



CITY OF SAN MARCOS
2017 BOND PROGRAM

6/12/2018

				PRICING STRATEGY						
				Pricing by Individual Package			Pricing entire 2017 Program			
PROJECT		PACKAGE		Project Budget	NTE Fee	Fee % of Project Budget	Project Budget	NTE Fee	Fee % of Project Budget	
Public Library	PACKAGE 1	Refer to Staffing Plan 1		\$26,300,000	\$840,000	3.194%				
Police Department Building										
Fire Station 2										
Fire Training Facility		Based on 3.5% Fee		\$2,000,000	\$70,000	3.500%				
Public Library - D/B Bridging Docs		Based on delivering 35% design documents		Incl. Above	\$305,000					
		TOTAL PACKAGE 1			\$1,215,000					
Public Services/Maintenance Facility	Refer to Staffing Plan 2	PACKAGE 2	Phase 1 (50% of total fee)	PACKAGE 2A	\$54,000	3.650%	No change	-\$69,000	-0.088%	
			Phase 2 (48% of fee based on schedule)		\$139,000					
			Phase 3 (48% of fee based on schedule)		\$650,000					
			Phase 1 (50% of total fee)		\$54,000					
City Hall			TOTAL PACKAGE 2A							\$897,000
			Phase 2 (52% of fee based on schedule)	ADD. ALTERNATE PACKAGE 2B	\$150,000					
			Phase 3 (52% of fee based on schedule)		\$705,000					
			TOTAL ADD. ALTERNATE PACKAGE 2B							\$855,000
Fire Station 6	Refer to Staffing Plan 3	PACKAGE 3		\$4,300,000	\$187,000	4.349%				
	TOTALS			\$78,600,000	\$3,154,000	4.013%	\$78,600,000	\$3,085,000.00	3.925%	



CITY OF SAN MARCOS

2017 BOND PROGRAM

6/1/2018

EXPENSES SUMMARY
ATTACHMENT D

Expenses Summary

Qty	Part No./ Unit	Description	Unit Cost	Sub Total	Provided by PM	Provided by Client
COMPUTERS, NETWORK, SOFTWARE						
0	mos	Connectivity; minimum T1.	\$0	\$0	\$0	xx
0	ea	No need for Standard "Field Automation/Computer Estimate - Exhibit E-1" , since the computers are already in place. No cost for replacement of equipment has been added.			\$0	xx
1	ea	PMCS set up	\$20,000	\$20,000	\$20,000	xx
OFFICE PRODUCTIVITY						
1		DLP/LCD Projector and Case	\$0	\$0	\$0	xx
1		Smart White Board and Stand	\$0	\$0	\$0	xx
0	as needed	Reproduction	\$0	\$0	\$0	xx
	mos	Postage & Courier		\$1,000	\$1,000	
	mos	Copier - Lease: 5,000 copies per month	\$0	\$0	\$0	xx
0		High Capacity Fax. 250 sheet paper capacity; 50 page auto document feeder	\$0	\$0	\$0	xx
0	ea	USB flash drive - 5 GB		\$0	\$0	
0	ea	CAT5 Network cables		\$0	\$0	
MISCELLANEOUS						
1	ea	PT Staff Travel to San Marcos		\$47,450	\$47,450	
0	mos	Miscellaneous Expenses	\$0	\$0	\$0	xx
1	ea	Sprint Start - Provided at no cost		\$0	\$0	
1	ea	Training (Safety)		\$0	\$0	
0	unit	Partnering/Team Building		\$0	\$0	
0	ea	Travel (for Sprint Start		\$0	\$0	
1	ea	Mileage to project sites		\$1,980	\$1,980	
0	mos	Presentation Boards	\$0	\$0	\$0	xx
1		Conferences and events on behalf of the Program		\$2,000	\$2,000	
0	ea	Background Screening/Bagging (all staff - renewable every year)		\$0	\$0	
OFFICE						
1	CIP office	CIP Office	\$0	\$0	\$0	xx
1	mos	Office (non-systems) Furniture	\$0	\$0	\$0	xx
1	mos	Office Lease 3,000 SF (includes all utilities, janitorial and parking)	\$0	\$0	\$0	xx
1	ea	Conference Room/ Facility (or access to), with seating for 12	\$0	\$0	\$0	xx
1	ea	Plan Tables & flat plan racks for blueprints (10 linear feet)	\$0	\$0	\$0	xx
	mos	Office Supplies.	\$0	\$0	\$0	xx
	ea	Parking for staff and visitors, including ADA compliant space(s)	\$0	\$0	\$0	xx
1	set	Reference Material.		\$0	\$0	
	mos	Safety Supplies. H		\$1,000	\$1,000	
PHOTOGRAPHY						
1		Digital Camera w/ Case		\$200	\$200	
0		Photo Printing	\$0	\$0	\$0	xx
0		Digital Camera Memory		\$0	\$0	
0		Digital Camera SLR w/ case		\$0	\$0	
TELEPHONE						
Per Jacobs policy, cell phones and cell phone service are included in salaries.						
0	mos	Telephone Service	\$0	\$0	\$0	
0	package	Office Telephones				xx
0	mos	Cellular Phone with voice and data service				

TOTAL PM PROVIDED: \$73,630

EXHIBIT 1
SCOPE OF SERVICES AND DELIVERABLES

Project Management Scope of Services

The Project Manager will advise on ways to minimize the tax impact of the bond issuances by working closely with City staff, the City's financial team, and other applicable parties in packaging projects for issuance to minimize issuance costs and tax implications.

The Project Manager will work with City staff to ensure expedited project delivery options whereby projects can be grouped together to streamline processes, minimize costs and tax impacts, to increase productivity, and to complete projects quickly.

The Project Manager will assist City staff and its financial team in exploring other avenues to offset or possibly limit debt issuances for capital expenditures including:

- Public Private Partnership opportunities
- Leasing or subleasing of property to facilitate revenue opportunities
- Cost Benefit Analysis related to Design, Build, Finance, Maintain, and Operate (DBFOM) Leasing opportunities

The City expects public involvement in the design of the Library. The Project Manager shall work with selected architecture firm(s) to conduct focus groups to assist in the planning and programming. The Project Manager will work with the City to initiate and receive public involvement in the planning and programming of the Library facility.

Other services may include all general leadership and management functions required including, but not limited to: recommendations for project delivery, procurement validating programming results, tracking budgets, providing cash-flow projections to City staff as required, preparing cost estimates and Bond Master Plan and Schedule, validating construction cost/cost of work, monitoring schedules; overseeing quality of all aspects of the project; communication with the project team; coordinating all issues, documentation, minutes, action items, and approvals to move the projects through all the various phases; providing direct interface with end-users and other stakeholders as required; briefing officials, Council/Boards, and more particularly described as follows:

The Project Manager may be required to assist in drafting and/or modifying existing Request for Qualifications/Proposals for design professionals; assist in overseeing the process and assist the City in the selection of the most qualified design professionals; and assist in follow up with and de-brief, if necessary, non-selected firms.

The Project Manager may be required to assist in creating and/or modifying existing standardized professional service and construction contracts for review and final drafting by legal staff; assist in incorporating all necessary insurance levels, bonds, and so forth in the appropriate agreement/contract; and oversee that all submittals are received and approved prior to starting work on these items.

The Project Manager may be required to assist in negotiating terms with consultants, design professionals, contractors, and so forth that are favorable to the City thereby providing not only the best value and meeting the goals of the project but also a fee that is within the project's budget. If terms are unacceptable to the City, the City will re-bid, renegotiate, or select another firm that will meet the City's terms. Coordination with the City Attorney will be required for this effort.

The Project Manager shall recommend to staff any forms, procedures, or standards that should be implemented to aid in project delivery. Particular attention should be given to items that expedite project delivery and/or reduce project expenditures.

The Project Manager may be required to conduct site visits and inspections to review work in place and report in a standard format to the City with reference to facilities standards/specifications, schedules, and budgets; monitor construction progress and advise the City of any observations of non-conforming scope or workmanship quality concerns; and administrate construction contract and general conditions and serve as City's representative.

The City has the option to either perform all or parts of construction inspection services at their discretion with the Project Manager adjusting their resources accordingly. The Project Manager shall not duplicate or waste resources where it is not needed.

Financial transparency related to the performance and execution of our bond election program is a huge priority for the City of San Marcos. The City of San Marcos is interested in contracting with a firm that has significant experience and innovative ideas in this area.

Design Team Scope of Services

Bridging Documents for the Public Library:

Design services to develop bridging documents (35% Design) for the San Marcos Public Library. The scope includes development of 35% design drawings and an edited table of contents for specifications for all Architectural and Engineering design disciplines required. The final product will provide sufficient information for the City of San Marcos to release a Design Build Request for Proposals to complete the design and build the San Marcos Public Library. See Exhibit 1-A for a sample of the deliverables expected for a 35% design set. It is anticipated that this effort will take approximately 3-4 months to complete.

Bridging Documents Design Services provided by Design Team:

- Civil
- Architectural
- Structural
- Mechanical
- Plumbing
- Electrical
- Communications
- Fire Protection
- Landscape
- Interior Design

Meetings Included by Design Team:

- Three-day charrette to identify/validate requirements (6 Jacobs Attendees)
- Meeting to review 50% Bridging Documents (3 Jacobs Attendees)
- Meeting to review Final Bridging Documents (3 Jacobs Attendees)
- Two attendees at Pre-Bid meeting for the Design Build project

Assumptions & Exclusions for Design Team:

- Design team will answer up to 15 RFIs
- Assume existing utilities are sufficient for expansion
- Design team's services are complete once Design/Build bids are received; PM team will continue management of this effort
- Assumes one continuous design effort; No design to budget rework due to market conditions
- Surveying and geotechnical are not included

Projects:

PACKAGE 1 - IMMEDIATE

- **Public Library** - \$14.5M; Design – 8 months, Construction – 12 to 15 months - Remodel of the existing 27,000 square feet existing Library located at 625 East Hopkins Street, San Marcos Texas; and New construction of a proposed 29,000 square feet expansion of the existing library located at 625 East Hopkins Street, San Marcos, Texas
- **Police Department Building** - \$5.5M; Design – 6 to 8 months, Construction – 9 months – Renovation of the existing 44,000 SF building and addition of approximately 8,600 square feet to the Police Department located at 2300 IH 35 South, San Marcos, Texas
- **Fire Station 2** - \$4.3M; 11,000SF, Timeline in 2019. This fire station will be similar to the fire station currently being constructed on Wonder World Drive and will be located within the La Cima Subdivision which is currently under construction west of IH35
- **Fire Training Facility** - \$2M; Timeline 2018-2019. Master planning of 16 acres at airport property for future fire training facility and fire station. Design and construction of fire training facility.

PACKAGE 2 - INNOVATION

- **Public Services/Community Services Maintenance Facility**; Timeline: Design starting in late 2018, Construction starting in 2019 - This new facility with approximately 85,000 square feet of office and warehouse space along with other outdoor storage operations will be located on 18.5 acres off Clovis R. Barker Road. Public Private Partnership or other innovative delivery methods will be explored to finance this facility.
- **City Hall** – Timeline: Design starting in 2019, Construction starting in 2021 – This new facility will house General Fund municipal operations in the approximate square footage of 75,000 to 85,000 square feet and be located at 630 East Hopkins Street. Public Private Partnership or other innovative delivery methods will be explored to finance this facility. As an option the possibility of redevelopment of the current City Hall Municipal Complex will be considered.

PACKAGE 3 – MID-TERM

- **Fire Station 6** - \$4.3M, 11,000 SF, Timeline in 2023. This fire station will be similar to the fire station currently being constructed on Wonder World Drive and will be located in the Trace Subdivision located east of IH35.

EXHIBIT 1-A

35 PERCENT BRIDGING DOCUMENTS DESIGN SUBMITTAL

1.1 General

The bridging documents design submittal (35 percent) consists of design narratives, drawings, outline specifications, and a cost estimate. This document shall define, by discipline, all the specific requirements of the design narratives and the drawings.

1.2 Objective

The bridging documents design submittals shall be of sufficient detail to show the user how the functional and technical needs will be met, to indicate the designer's approach to solution of technical aspects to all reviewers, to show compliance to the criteria or justification for noncompliance, and to provide a valid estimate of construction cost. All deviations from applicable criterion such as building code, fire protection, life safety, and OSHA, shall be summarized and enumerated in the design narratives. Identify deviation, citing source and paragraph, what criteria requires and nature of deviation, followed by authority granting waiver and date. If waiver has not been granted, indicate NONE.

1.3 Civil Design.

1.3.1 Design Narrative

Establish basic criteria for each aspect of the overall civil design. Provide justification for the selection of criteria and proposed features over alternate options or possible solutions.

1.3.1.1 Water Distribution

1.3.1.1.1 Develop basic and controlling water demands and show required residual pressures. Include fire, domestic, and industrial average and/or peak demands as applicable. Show adequacy of distribution system to supply controlling demands and include information basic to this determination such as known flow tests and/or computations. State whether additional fire hydrants are needed and indicate the recommended location of each hydrant. If the water requirements for the project are considerable, state whether a determination has been made regarding the capability of the existing system to meet the additional demand or if future analysis is needed.

1.3.1.1.2 For service lines, distribution main extensions, and new distribution systems, state the proposed friction coefficient, approximate controlling elevations, special material requirements, and any special features of the design such as pressure reducing or regulating valves. For irrigation systems, indicate types of sprinkler heads, effective coverage, proposed spacing, and sectionalization.

1.3.1.2 Water Supply

Water supply (including sources, treatment, storage, pumping, and supply lines) for new systems or additions.

1.3.1.2.1 Give basic information such as population, capacity factor, per capita allowances, industrial, and irrigation requirements, and fire demands.

1.3.1.2.2 Provide information on type, condition, and adequacy of existing units such as well, pumps, reservoirs, etc., and current water consumption. If these items are already described in detail in an existing report, give summary statement and appropriate reference.

1.3.1.2.3 In describing proposed works, including functional design concepts basic to selection of type of units, materials, economy of operation, controls, etc. Provide statement of tentative sizes or capacities of major components, any critical elevations or dimensions, and essential related items as estimated from preliminary computations.

1.3.1.2.4 Identify the requirement for a new or additional source of water and the use of such water at an early stage. Normally, the District will provide data on additional water supply after the requirements have been identified. Where the scope of work specifically includes the determination of new or additional water supply, the following should be included: For new sources, include data on existing supplies and alternatives for new sources such as wells and surface supplies. Provide data for all proposed water wells and test drilling programs with full explanation of geological and other factors affecting choice of location, type, diameter, depth, and important related characteristics.

1.3.1.3 Water Treatment.

Where water treatment is included in the job, the designer shall provide a copy of the water analysis and describe the elements of the design, including the capacities and number of units, monitoring equipment, and controls. The alternatives that were considered and the reason for selecting the design over the alternatives shall be discussed demonstrating how the design will correct the objectionable characteristics of the water.

1.3.1.4 Sewage

1.3.1.4.1 Sewage Collection. Discuss peak and average flow determinations for building connections, individual sewer lines, and force mains based upon population data, measurements, or computations from the number of fixture units. Indicate controlling elevations and compliance with slope and size criteria. Confirm adequacy of existing sewers to carry additional flow.

1.3.1.4.2 Provide basic information, such as population, capacity factor, per capita flows, quantity, and nature of waste, etc., as applicable and develop required size and capacity for sewage lift stations.

1.3.1.4.3 Sewage Treatment. Where waste treatment is included in the job, explain the degree of treatment required to meet the applicable discharge standards. A complete description of the nature of the waste shall be included. Describe the elements of the design, including the capacities and number of units, monitoring equipment, and controls. The alternatives that were considered and the reason for selecting the design over the alternatives shall be discussed demonstrating how the design will achieve the treatment goals. Pilot plant testing programs which are to be conducted will be described, and in the case of land treatment, a soil testing program will be developed and described.

1.3.1.5 Storm Drainage and Grading

Discuss the proposed drainage design. The discussion shall include the rainfall intensity and return period, concentration times, infiltration rates, the size of the contributing area, method of computation, and the reasons behind the selection of each of the above. Describe the grading plan and the controlling slopes which will be used in the design.

1.3.1.6 Roads. Street. Open Storage Areas. Hardstands. and Walks.

Discuss the geometric features of the paved areas such as widths of traffic lanes, shoulders, parking spaces, and walks. Data relating to the design such as type, volumes and composition

of traffic; vertical and horizontal controls; and the class and category of road or street shall be included. The design section for all exterior pavements will be provided by the District in the geotechnical report. This section will be used in preparation of bidding documents and all other items related to pavements will be developed by the designer using applicable criteria and instructions. This report shall be referenced and a copy appended to the Basis for Design as an appendix.

1.3.1.7 Fencing

Describe the type and height of fences and gates. The description shall include features such as outriggers, barbed wire, or tape and gate controllers.

1.3.1.8 Dust and Erosion Control

Include a statement of the proposed type and method of accomplishing dust and erosion control, reasons for selection, extent of area treated, etc. If no treatment is proposed, justify omission.

1.3.1.9 Railroads

Include the type of service, volume, and traffic; the condition and weight of rails; type and thickness of ballast; ruling grade; type of treatment and size of ties; subgrade compaction requirements; types of track accessories, turnouts, and switches; and the name of the operating agency.

1.3.1.10 National Pollution Discharge Elimination System (NPDES) Permit.

In projects where wastewater is not discharged into an existing collection and disposal system, the NPDES permit will be referenced and appended to the design narrative. Excepted from this requirement are small storm drainage facilities where no separate permit is issued.

1.3.1.11 Environmental Impact

Review the environmental impact analysis (environmental impact assessment or environmental impact statement) to determine whether any design feature changes the conclusions or recommendations of the analysis. Should changes to the analysis be required as a result of the design, a complete description of the required changes shall be included in the Basis for Design. If no changes are required to the analysis, the designer shall indicate this conclusion in the Basis for Design.

1.3.1.12 Landscaping

Include a statement of need and justification for proposed landscaping and description of existing and proposed plantings. State any unusual climatic or soil conditions or other local factors which affect the design or selection of plant species. State that no landscaping is required if this is the case.

1.3.1.13 Corrosion Mitigation. Refer to Paragraph 1.8, Corrosion Design.

1.3.1.14 Future Expansion

Where buildings are to be designed for future expansion, discuss provisions to be taken to insure the projected construction will proceed in a trouble free fashion. State that no provisions have been made for future expansion if this is the case.

1.3.2 Computations.

Computation appropriate to level of 35 percent design.

1.3.3 Drawings

The site plans shall show existing and proposed features such as buildings, paved areas, utilities with actual or tentative sizes, hydrants, valves, fences, and landscaping. The new facility shall be superimposed on existing topography. Reference the source of the survey data and the location where filed. The drawings shall have sufficient horizontal and vertical control to clearly indicate the proposed siting of the facility in relation to existing features. A small scale location map shall be provided showing the location of the project on the base and the general relation between the new facility and major existing structures and/or streets to facilitate identification of the proposed site.

1.4 Architectural Design.

1.4.1 Design Narrative.

1.4.1.1 State what general type of architectural treatment exists both on the installation and in the immediate vicinity of the subject project. Give a description of particular framing and wall systems selected, others considered, and reasons for selection.

1.4.1.2 Provide a statement as to type of construction per criteria, e.g., fire-resistive, noncombustible, noncombustible protected, etc.

1.4.1.3 Building Wall and Roof Construction. Provide statement of required type of construction based on occupancy, area, and height, i.e., noncombustible, etc., per fire protection analysis.

1.4.1.4 The "U" or overall heat transmission factor as required by AEI.

1.4.1.5 Building Orientation. State how location on the site relative to local climate effects the placement of entries, fenestration, and roof overhangs due to prevailing wind, sun, and noise. Discuss architectural features resulting therefrom and relative costs thereof, i.e., tinted or thermal glass if required as opposed to glass ordinarily used.

1.4.1.6 Provide a tabulation of all equipment in the project to show the following: (If none, so state for each subparagraph below).

1.4.1.6.1 Contractor Furnished-Contractor Installed (CF-CI).

1.4.1.6.2 Owner Furnished-Contractor Installed (OF-CI).

1.4.1.6.3 Owner Furnished-Owner Installed (OF-OI) or not in contract (NIC).

1.4.1.7 Provide a description of materials for all major building components and of all interior and exterior finishes. The description shall include type of exterior wall construction, window types, panel materials, etc.

1.4.1.8 Color Boards. Submit in a standard 8-1/2 inch by 11 inch three-ring binder. Fold outs may be employed to 25-1/2 inch by 33 inch as long as they refold within the standard binder. Provide two color schemes for projects which involve building construction or building modification.

1.4.1.8.1 Actual material samples shall be displayed showing color, texture, pattern, finish, thickness, etc., for all appearance-related items where choice exists. These samples shall be large enough to indicate true patterns. However, care should be taken to present materials in proportion to that which will actually be installed in a given situation. Samples shall be organized by color schemes with a separate sample for each

scheme. The schemes shall be coordinated by room names and numbers shown on the architectural floor plans. Colors shall be labeled with generic color names.

1.4.1.8.2 Project title and base shall occur in the lower right-hand corner of each module.

1.4.1.9 Provide a systematic criteria/code analysis of building construction and fire protection/life safety requirements by citing applicable criteria and paragraph reference indicating what is "required" by the referenced citation and "actual" design condition for the following features. This shall include Fire Protection Life Safety Plan and Narrative. Where there is a conflict among the different codes, the most restrictive shall govern.

1.4.1.9.1 Building construction requirements:

1.4.1.9.1.1 Ground floor area, total area, height, and number of stories.

1.4.1.9.1.2 Occupancy use classification as defined in IBC, for purposes of determining area and occupancy separations.

1.4.1.9.1.3 Building height limit per IBC.

1.4.1.9.1.4 Fire area limit per IBC.

1.4.1.9.1.5 Fire resistive requirements of type of construction required to meet area/height/story limits. List from IBC. Also specific type of construction requirements for military projects under AEI chapter 9.

1.4.1.9.1.6 Mix occupancy/occupancy separation per IBC, and NFPA 101.

1.4.1.9.1.7 Area separation IBC.

1.4.1.9.2 Spacing between structures per IBC.

1.4.1.9.3 Life safety requirements, NFPA 101.

1.4.1.9.3.1 Occupancy load for exiting.

1.4.1.9.3.2 Means of egress requirements for the occupancy-occupant load, capacity of means of egress, exit units, number, arrangement, travel distance, illumination, emergency lighting, exit marking, and panic hardware requirements.

1.4.1.9.4 Additional Fire Protection and Life Safety Requirements.

1.4.1.9.4.1 Protection of vertical openings (IBC and NFPA). The codes are specific in regards to fire rating requirements but the exceptions to the requirements are not specific. The A-E is advised to obtain an acceptable interpretation from authority having jurisdiction before proceeding with design of unprotected floor openings.

1.4.1.9.4.2 Protection from hazards per NFPA 101.

1.4.1.9.4.3 Corridor separation per IBC and NFPA. The A-E shall coordinate with local authority having jurisdiction to applicable criteria.

1.4.1.9.4.4 Smoke barrier if required by occupancy.

1.4.1.9.4.5 Fire rated door.

1.4.1.9.4.6 Fire rated glass.

- 1.4.1.9.4.7 Fire alarm system.
- 1.4.1.9.5 Extinguishing and/or fire sprinkler system.
 - 1.4.1.9.5.1 Show extinguisher location.
 - 1.4.1.9.5.2 Fire sprinkler system requirements per NFPA.
- 1.4.1.9.6 Operation involving use or storage of flammable and explosive liquids, gases, or dusts. (Describe type of electrical equipment, lighting fixtures, ventilation, and other related fire protection features.)
- 1.4.1.9.7 ADA and TAS requirements.
- 1.4.1.10 Future Expansion
 - Where buildings are to be designed for future expansion, discuss provisions to be taken to insure the projected construction will proceed in a trouble free fashion. State that no provisions have been made for future expansion if this is the case.
- 1.4.2 Computations. Gross floor area computations
 - The floor area for each room shall be presented in tabular form in the computations. These areas will not be shown on the drawings. Break down the area into two categories, those calculated on the basis of full area and those calculated on the basis of one-half area, then show the grand total. Also show the programmed area for each room.
 - 1.4.2.1 Calculate full areas (including all openings in floor slabs) measured to the outer surface of the inclosing walls for the following:
 - 1.4.2.1.1 Floors, including basements.
 - 1.4.2.1.2 Mezzanines and balconies.
 - 1.4.2.1.3 Penthouses.
 - 1.4.2.1.4 Enclosed passages and walks.
 - 1.4.2.1.5 Finished usable spaces with sloping ceilings with an average height of 7 feet and minimum of 5 feet at perimeter walls.
 - 1.4.2.1.6 Appended covered shipping and receiving platforms measured from the face of the building wall to edge of the platform.
 - 1.4.2.2 One-half of the actual area of the following shall be calculated:
 - 1.4.2.2.1 Covered open porches.
 - 1.4.2.2.2 Appended, uncovered, shipping and receiving platforms at truck or railroad car floor height, measured from the face of the building wall to the edge of the platform.
- 1.4.3 Drawings.
 - 1.4.3.1 Floor Plan
 - Show overall dimensions, functional arrangement, type of occupancy of all areas, major pieces of equipment, and interior/ exterior colors and finishes in tabular form.
 - 1.4.3.2 Elevations

Provide all principal elevations showing any exterior electrical/mechanical equipment affecting the appearance of the structure. Also include story heights, fenestration, control joints, and site adaptation to the finished grades.

1.4.3.3 Building Section

Provide at least one principal section showing floor and roof framing, suspended ceilings, floor to floor heights, concealed or open ducts, relation of fenestration to supporting columns or walls, etc. If necessary to show special features, other primary transverse or longitudinal sections may be shown.

1.4.3.4 Provide exterior wall section for each type of wall system. These wall sections are to be cut from the floor plan not the elevation.

1.5 Structural Design.

1.5.1 Design Narrative.

Outline and define the structural methods and materials of design and construction and enumerate all criteria and assumptions on the following items:

1.5.1.1 Provide a statement referencing the geotechnical report which will be attached as an appendix to the design narrative. The geotechnical report will normally be provided by the Owner. Describe the type of foundation proposed, estimated depth of bearing, allowable bearing values, compaction requirements, and any other measures mentioned in the geotechnical report or recommended by the designer.

1.5.1.2 Describe the lateral force resisting system by defining the location and number of shear walls, materials to be used for a diaphragm, seismic joint locations, foundation ties, and any other components of the lateral force resisting system.

1.5.1.3 List all design live loads identifying them with use and area; show wind velocity and load; ground and roof snow load; and state the seismic zone, K, C, I, K, and S values. Indicate loading combinations for which structure will be designed. List documents used in determining loads with all applicable factors used in determining loads.

1.5.1.4 State the strength (working stresses or yield stresses) for all structural materials on the project.

1.5.1.5 Future Expansion

Where buildings are to be designed for future expansion, discuss provisions to be taken to insure the projected construction will proceed in a trouble free fashion. State that no provisions have been made for future expansion if this is the case.

1.5.2 Computations

Provide those design calculations required by the economic comparison to size the framing members.

1.5.3 Drawings

1.5.3.1 Foundation and Floor Plan

Show type of foundation proposed, depths of footings, relation of walls and floor slab to foundation system, overall dimensions, column spacing, joint pattern in slab-on-grade, tie beams, grade beams, etc.

1.5.3.2 Floor Framing Plan

Show spacing of framing members, overall depth of floor structure, column spacing, principal dimensions, and shape of the building.

1.5.3.3 Roof Framing Plan

Show locations of framing members, overall shape and dimensions, diaphragm, etc.

1.6 Mechanical Design.

1.6.1 Design Narrative.

1.6.1.1 Provide a statement of indoor and outdoor design temperatures for heating and cooling and proposed "U" factors for walls, ceilings, floors, etc.; personnel load; equipment heat release (if any); outside air or ventilation requirements; and any other special conditions.

1.6.1.2 State type of heating plant and justification for selection, operating pressure and temperature, and approximate capacity. Provide discussion of temperature control system. Indicate type of conducting system, e.g.; forced warm air with direct fired furnace or hot water coil, forced hot water or steam with direct radiation, or single zone variable volume air system with baseboard heating. Type of heat distribution outside of buildings; steam or high temperature hot water and whether above ground or underground. State requirement for outside air and basis for determination of quantity, i.e.; number of air changes per hour, of CFM per person, or other.

1.6.1.3 Fuel. State type, source, firm, or interruptible gas and metering arrangements. Indicate type of standby fuel for interruptible gas. Designs must meet Environmental Protection Agency emission standards or local emission standards when standards are enforced by local air pollution control agency, whichever is more stringent. when No. 5 fuel oil, No. 6 fuel oil, or coal is burned as fuel and when other hazardous emissions are produced.

1.6.1.4 Determine plumbing fixtures by listing quantity and type referred to in the Federal Specifications. Indicate male and female building population. Describe domestic water heating and storage equipment including capacity, materials, piping types, and insulation requirements.

1.6.1.5 Fire Protection

Coordinate with the architect to ensure all aspects of the fire protection plan are addressed.

1.6.1.5.1 For sprinkler systems, provide evidence that the system is in compliance with criteria referenced in Criteria Index, Volume 4.

1.6.2 Computations

1.6.2.1 Show plumbing calculations as necessary to determine number of fixtures, cold and hot water capacity requirements, and equipment or capacities of miscellaneous and special systems.

1.6.3 Drawings

1.6.3.1 Prepare a floor plan showing heating, ventilating, and air-conditioning equipment layout; chillers or refrigeration compressors; boilers, pumps, condensers, or cooling towers; air handling units; fans; typical air distribution duct layout (may be single line); hoods; and other items of major equipment required for the facility. Sprinkler system layout shall be

diagrammatic in contract drawings. Specifications shall require shop drawings of the sprinkler system be submitted by the installation contractor before construction.

1.6.3.2 Show plumbing fixture and equipment layout.

1.7 Electrical Design

1.7.1 Design Narrative

1.7.1.1 Provide electrical characteristics (phase, voltage, and number of wires) or circuits. Show characteristics of any subsequent transformation on the load side of the service entrance and a statement of why specific voltage was selected. State also, alternative systems or equipment considered and reasons a given system was selected.

1.7.1.2 State type of service entrance equipment (circuit breakers and/or fusible switches) and reason for selection.

1.7.1.3 Show an estimate of total connected kilowatt (kW) load and demand factors, diversity, and resulting total demand kW load. Break down the loads to show lighting load, convenience receptacle load, air-conditioning loads, heating loads, pump loads, power roof ventilator loads, power receptacle loads for special equipment, load allocated for spare capacity, and special loads such as air compressors, generators, etc. State the total estimated power factor, the resulting kilovoltampere load, and size of transformers selected. Estimate separately the above for the service entrance transformers and subsequent transformers (such as dry-type transformers within the building).

1.7.1.4 Provide a statement describing the proposed standards of design for voltage drop used regarding service entrance, panel feeders, and branch circuits.

1.7.1.5 Discuss proposed wiring methods to be used indicating type of conductors, insulation, rigid metal conduit, EMT, NMS cable, etc.

1.7.1.6 Provide a brief description of the interior lighting systems indicating types, lighting intensities, and discuss energy conservation measures such as 1~8 task lighting and selection of most efficient type of lighting fixtures. Provide a tabulation indicating the following:

1.7.1.6.1 Room name and number.

1.7.1.6.2 Lighting intensity for each room (state design basis such as AEI Design Criteria, IES, Definitive Drawings, etc.).

1.7.1.6.3 Type of fixtures.

1.7.1.7 Provide a brief description of the exterior lighting system for street lighting, security lighting, parking lot lighting, sidewalk lighting, area lighting, etc. Include lighting intensity, types, and discuss energy conservation measures which were examined for selection of exterior lighting fixtures.

1.7.1.8 Provide a description of type of exit and means of egress, emergency lighting fixture systems with intensities, if none, so state. Coordinate with Fire Protection/Life Safety narrative.

1.7.1.9 Describe the features of the fire detection and fire alarm system and means for transmission of signal.

1.7.1.10 Discuss provisions for a telephone system relative to use of existing or new telephone cable. Provide discussion of special control, e.g., generator paralleling, switchgear remote control, telemetering, central supervisory control, etc.

- 1.7.1.11 Discuss the following: lightning protection, motor control centers, standby electric power, special purpose receptacles and outlets D.C., high frequency or other special systems, intercommunication system, controls for supervisory control systems, static grounding or any other special grounding requirements, specialize electronics equipment installation requirements, etc.
- 1.7.1.12 Provide a sample of all schedules, tables, calculations, etc., which will be used on the project drawings and in design analysis, i.e.:
 - 1.7.1.12.1 Lighting calculations
 - 1.7.1.12.2 Lighting fixture schedules
 - 1.7.1.12.3 Panel schedules
 - 1.7.1.12.4 Symbol schedule (legend)
 - 1.7.1.12.5 Panel sizing calculations
 - 1.7.1.12.6 Voltage drop calculations
 - 1.7.1.12.7 Outline of final design analysis
 - 1.7.1.12.8 Outline of catalog cuts pertaining to all proposed equipment or systems used in the project
 - 1.7.1.12.9 Lighting fixtures
 - 1.7.1.12.10 Transformer schedule
- 1.7.2 Computations. Provide calculations to back up sizing of major pieces of electrical equipment. The degree of completion shall be comparable to that of the narrative and drawings.
- 1.7.3 Drawings
 - 1.7.3.1 Exterior electrical to be shown on utility site plan
 - 1.7.3.1.1 Existing and new electrical lines, both overhead and underground, properly identified.
 - 1.7.3.1.2 Show removals and relocations, if any.
 - 1.7.3.1.3 Indicate electrical characteristics, voltage, phase, conductor size, etc.
 - 1.7.3.1.4 Show new construction and location of transformation.
 - 1.7.3.1.5 Indicate the service to the facility and whether overhead or underground.
 - 1.7.3.2 Interior Electrical
 - 1.7.3.2.1 Floor plans shall show the proposed location of all major items of electrical equipment, including vaults, transformers, equipment rooms, switchgear, motor control centers, distribution panels, telephone terminal cabinets, and power and lighting panelboards. Include space required for maintenance and future expansion.
 - 1.7.3.2.2 Partial Lighting Layouts. Show a partial layout of typical lighting in the building indicating proposed fixtures and spacing. Locate exterior lighting on plans when applicable. Lighting intensities shall be based upon the requirements of I.E.S. Lighting Handbook, and criteria as applicable.

1.7.3.2.3 Single-line diagrams shall be provided for interior distribution systems. Diagrams of high and low voltage interior electrical distribution and communication systems shall show all of the important features such as the following:

1.7.3.2.3.1 Auto transfer switches

1.7.3.2.3.2 Emergency generators

1.7.3.2.3.3 Emergency systems

1.7.3.2.3.4 Major subpanels

1.7.3.2.4 Riser Diagrams. Show the proposed riser diagram. Sizes of all conduits, wires, cables, panels, etc. need not be included if shown elsewhere.

1.8 Corrosion Design

Satisfactory design and construction of CP, protective coatings, and water treatment are functional requirements for virtually all projects. Project design and construction without these items is not acceptable. CP shall be provided on all new facilities and repair or replacement of existing facilities. This includes all buried or submerged ferrous piping (gas/heat distribution/fuel/water), buried tanks, and related facilities regardless of soil resistivity.

EXHIBIT 2
AUTHORIZATION OF CHANGE IN SERVICE

AGREEMENT/ SERVICES NAME:		
CITY REPRESENTATIVE:		
CONTRACTOR:		
CONTRACT EFFECTIVE DATE:		
THIS AUTHORIZATION DATE:		AUTHORIZATION NO.:

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

Original Contract Amount:	NTE	\$
Previous Increases/Decreases in Contact Amount:	NTE	\$
This Increase/Decrease in Contract Amount:	NTE	\$
Revised Contract Amount:	NTE	\$

CONTRACTOR:

Signature

Date

Print Full Name / Title (if not in individual capacity)

CITY:

Signature

Date

Print Name

Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):		
#	{Date}	{Amount}
#	{Date}	{Amount}
#	{Date}	{Amount}

EXHIBIT 3
DETAILED FEE SCHEDULE

The following rates apply for the services provided by the Project Management team delivering the project management services outlined in Exhibit 1.

PROJECT MANAGEMENT TEAM

PROPOSED STAFF	POSITION TITLE	BILLING RATE/ HOUR
LEADERSHIP		
Terry Page	Project Executive*	\$0.00
Chappell Jordan	Lead PM	\$241.55
David Syphard	P3 Expert	\$285.18
Aaron Sarfati	Project Controls	\$167.32
*Project Executive at no cost to the Project		
MANAGERIAL SUPPORT		
Kevin Hitchcock	Project Manager	\$163.94
Paul Davis	Project Manager	\$163.94
Paul Acevedo	Field Observer	\$84.62
Rick Bachmeyer	Cost Estimator	\$160.48
Agustin Villafana	Scheduler	\$115.19
Katrina McDaniel	Safety	\$120.89
Deblina Banerjee	PMCS Setup	\$136.44
Mike Wilson	Quality Oversight**	\$0.00
**Quality Oversight at no cost to the Project		
TECHNICAL SUPPORT		
Licensed Architect	ARCH - Review	\$137.50
Licensed Mech Engineer	MECH - Review	\$137.50
Licensed Elect. Engineer	ELECT - Review	\$137.50
Licensed Civil/Struct Eng	CIVIL/STRUCTURE - Review	\$137.50

Rates are escalated 5% at the start of each year.

In the event a person named above is unavailable for the project, Jacobs shall present any proposed replacement to the City of San Marcos for approval. In no case shall the rate for such replacement exceed the rate, escalated as appropriate, of the person being replaced.

The following rates apply for the design services provided by the Jacobs design team, including Design/Build Bridging documents and other architectural and engineering services as may be described in Exhibit 1.

DESIGN TEAM

POSITION TITLE	BILLING RATE/ HOUR
Architect, Mid	\$125.00
Architect, Sr.	\$200.00
BIM Manager	\$0.00
Civil, Mid	\$125.00
Civil, Sr	\$200.00
Designer/Technician	\$75.00
Electrical, Mid	\$125.00
Electrical, Sr	\$200.00
Fire Protection	\$125.00
Landscape, Mid	\$75.00
Landscape, Sr	\$125.00
Manager of Projects	\$0.00
Mechanical , Mid	\$125.00
Mechanical, Sr	\$200.00
Plumbing Design	\$75.00
Project Manager	\$200.00
Structural, Mid	\$125.00
Structural, Sr	\$200.00

Rates are escalated 5% at the start of each year.



PROJECT SCHEDULE

EXHIBIT 4

[illegible]

JACOBS®

