

**CITY OF OCEANSIDE
AMENDMENT NO. 6 TO
PROFESSIONAL SERVICES AGREEMENT**

PROJECT: Project Consulting Services for Police Facilities Needs Assessment

THIS AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (hereinafter "Amendment"), dated _____, 2025 for identification purposes, is made and entered into by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and LPA, Inc., hereinafter designated as "CONSULTANT."

RECITALS

WHEREAS, City and Consultant are the parties to that certain Professional Services Agreement dated September 15, 2020, hereinafter referred to as the "Agreement", wherein Consultant agreed to provide certain services to the City as set forth therein;

WHEREAS, the parties desire to amend the Agreement to provide for changes and/or modifications to the not to exceed contract price.

AMENDMENT

NOW, THEREFORE, the parties hereto do mutually agree that the Agreement shall be amended as follows:

1. Section 1, SCOPE OF WORK, is hereby amended to Phase II Scope of Work as follows and as included in CONSULTANT'S attached proposal dated March 31, 2025:
 - a. Prepare plans and cost estimate for the construction of a new Training Facility for the Oceanside Police Department to be located at the City's Operation Center located at 4927 Oceanside Boulevard, in accordance with the attached Proposal for a not-to-exceed amount of \$1,074,246.
2. Section 8, COMPENSATION, is hereby amended to provide that the total compensation for all work performed in accordance with this amendment shall not exceed \$1,074,246, for a total compensation under the Agreement not to exceed \$1,644,491.
 - a. Authorized services include Schematic Design through Bidding/Negotiations and exclude Contract Administration services which will be authorized separately.

Project Consulting Services for Police Facilities Needs Assessment

3. Except as expressly set forth in this Amendment, the Agreement shall remain in full force and effect and is hereby ratified and reaffirmed.

SIGNATURES. The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Amendment on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF, the parties hereto being duly authorized on behalf of their respective entities to execute this Amendment, do hereby agree to the covenants contained in the Agreement, including this Amendment, and have caused this Amendment to be executed by setting hereunto their signatures on the dates set forth below.

LPA, Inc.

By:


Jon Mills
Chief Operations Officer

Date:

8/7/25

Initial DS
EJ M4

CITY OF OCEANSIDE

By:


Jonathan Borrego
City Manager

Date:

APPROVED AS TO FORM:

95-2693579

Employer ID No.


City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.



IRVINE • SACRAMENTO • SAN DIEGO • SAN JOSE • DALLAS • SAN ANTONIO

March 31, 2025

Brian Thomas, PE
City Engineer
CITY OF OCEANSIDE
300 North Coast Hwy
Oceanside, CA 92054

Re: Oceanside Police Department – Training Facility
Proposal for Architectural and Engineering Services – R3
LPA Project No. 30220

Dear Mr. Thomas:

Our team is excited to help Oceanside with designing a new Training Facility for the Oceanside Police Department at the City's Operations Center, located at 4927 Oceanside Blvd. Included is a scope of services and fee structure for the new Training Facility building and associated site work. For preliminary siting purposes, we are utilizing the revised building location on the west end of the site per our meeting on 3/19/2025

Training Facility:

The training facility project will consist of a 15,000 SF Tactical Training Firearms Range Building that will include 10 lanes with a width of 6 feet each as well as ARCON training room and classroom as well as associated site work, landscape and utilities.

The total project budget is estimated to be \$14,500,000 and it is assumed that construction will take approximately 13 months.

Please let us know if you have any questions or clarifications regarding our proposal.

Sincerely,

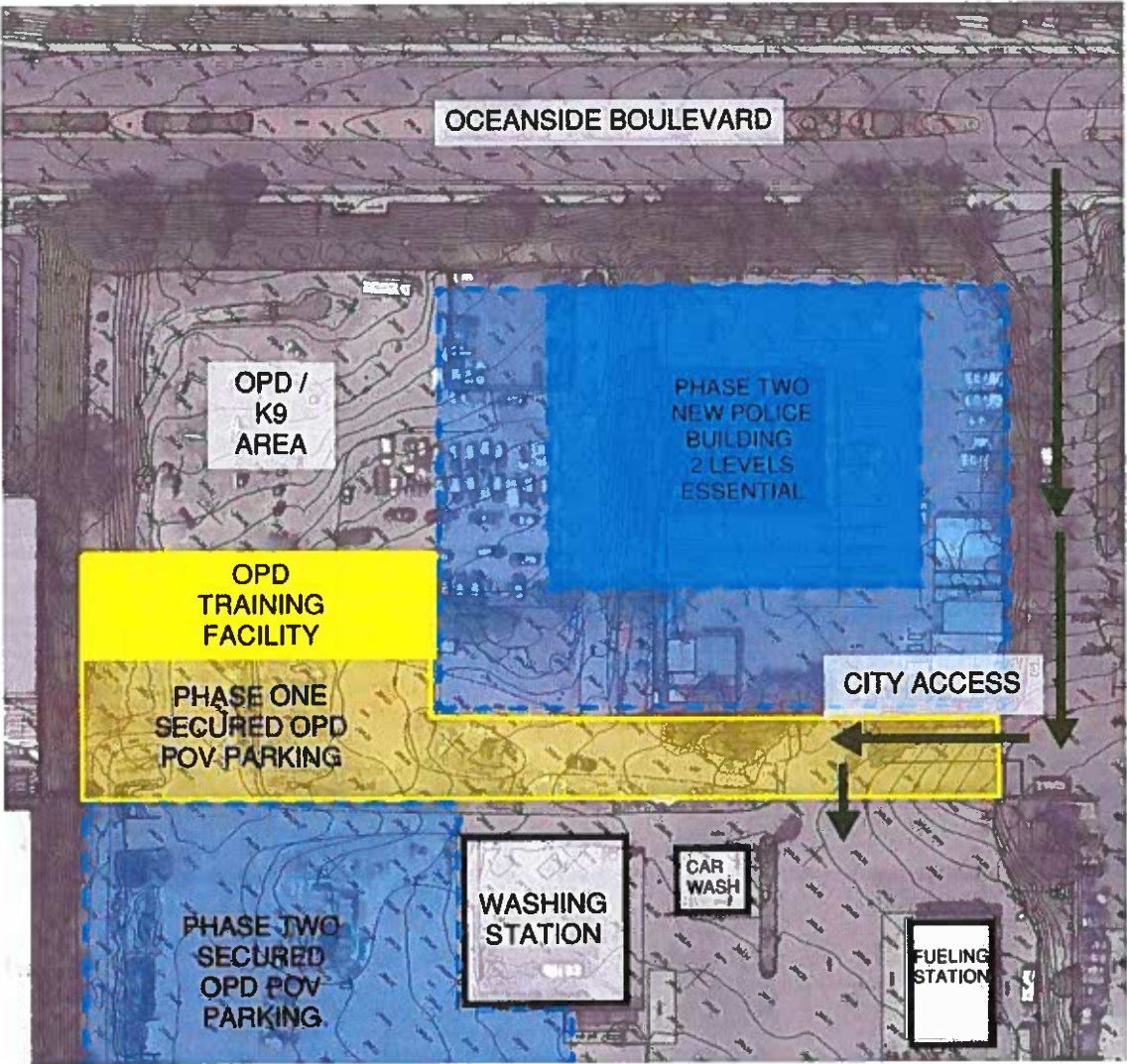
LPA, Inc.

A handwritten signature in blue ink, appearing to read "Eric Jones", is written over a faint, circular blue stamp.

Eric Jones, AIA, LEED AP BD+C
Principal



Exhibit A: Site Plan. General limit of work and building location as illustrated in the yellow area.





SCOPE OF SERVICES

OCEANSIDE POLICE DEPARTMENT TRAINING FACILITY
3/31/2025

Client: City of Oceanside

Contact: Mr. Brian Thomas
City Engineer
300 North Coast Hwy.
Oceanside, CA 92054
(760) 435-5074
BThomas@oceansideca.org

Project: New Firearms Proficiency Range

Location: 4927 Oceanside Blvd.
Oceanside, CA 92056

Architect: LPA, Inc. "LPA"

Contact: Eric Jones, AIA
Principal
Studio Director
2765 Truxtun Rd
San Diego, CA 92106
(619) 929-3930
eijones@lpadesignstudios.com

SERVICES

	LPA	CLIENT
Survey		X
Geotechnical Study		X
Civil Engineering	X	
Landscape Architecture	X	
Architectural Design	X	
Interior Design	X	
Structural Engineering	X	
Mechanical Engineering	X	
Plumbing Engineering	X	
Electrical Engineering	X	
Lighting Design	X	
Low Voltage Technology	X	
Fire Alarm Design	X	
Fire Protection Engineering	X	
Signage and Graphics Design	X	
Cost Estimation	X	
Furniture Integration (Supplemental)	X	
Building Systems Commissioning		X
Code Consultant	X	
Waterproofing Consultant	X	
Acoustical Studies	X	
Audio/Visual Design	X	

PROJECT DESCRIPTION

Oceanside Police Department Firearms Proficiency Range will consist of a 15,000 SF Training Facility that will include firearms training range with 10 lanes with a width of 6 feet each. The building will also include a Ready Room, Range Master's Office, space for Weapons Maintenance, an Armorer's Room, an Armory, Ammunition and Target Storage, ARCON Training Room, and Classroom. The project will include necessary site work (parking and path of travel) to support the stand-alone Building.

The total project budget is estimated to be \$14,500,000 and it is assumed that construction will take approximately 13 months.

PHASES

	Included	Excluded
General	X	
Pre-Design	X	
Schematic Design	X	
Design Development	X	
Construction Documents	X	
Agency Approval	X	
Bidding / Negotiation	X	
Contract Administration	X	
Post Construction Services	X	
Post Occupancy Services	X	



PROPOSED COMPENSATION

The following is the proposed compensation for the Scope of Services identified. The total dollar amount is an estimated fee based on an assumed construction cost of \$14,500,000.

Phases 000 - 800:

000	General (Included below)	
200	Schematic Design:	\$231,866
300	Design Development:	\$288,894
400	Construction Documents:	\$364,682
500	Agency Approval:	\$70,535
600	Bidding/Negotiations:	\$38,269
700	Contract Administration:	\$450,700
800	Post Construction	
	(Included above)	
Total Service Fee		
(Tasks 000 - 800):		\$1,452,954
Reimbursable Allowance		\$80,000

EXCLUDED: TO BE
CONTRACTED
SEPARATELY

Reimbursable expenses are in addition to the base compensation and typically run approximately 5% of a total project fee. The reimbursable allowance will be billed only to the extent used, and typically include items requested by the Client such as additional hard copy milestone review sets, in quantities over and above the minimum number of sets required under the agreement. These expenses are invoiced at cost plus ten percent as incurred.

Supplemental Services: Due to the unknown nature of the requirements for Supplemental, no specific fee has been identified. Fees may be provided by LPA, as requested by the Client and pending clarification of the deliverables.

Hourly Rates: In the event Additional Services are warranted due to a change in the project scope, LPA shall submit a proposal to the Client for review and approval prior to proceeding with the services. Where possible, LPA shall submit a fixed fee proposal, but LPA may, at the Client's option, perform services to be invoiced on an hourly basis. In that scenario, the following hourly rates will apply for professional service fees:

BASIC HOURLY RATES

Role	Rate
Principal	\$315.00
Project Director	\$260.00
Project Leader	\$215.00
Design Coordinator II	\$175.00
Design Coordinator I	\$150.00
Designer III	\$135.00
Designer II	\$125.00
Designer I	\$115.00
Intern	\$85.00
Support Roles	
Director	\$250.00
Manager	\$170.00
Senior Specialist	\$155.00
Specialist III	\$115.00
Specialist II	\$100.00
Specialist I	\$90.00

NOTE: These rates become effective January 2025 and are subject to change annually.

Billing / Payment: LPA shall invoice the Client monthly for a percentage of the work completed consistent with the terms of the Contract. Payment is due thirty (30) days from the date of the invoice. LPA reserves the right to stop all current services and notify the Client if payment is not received within thirty (30) days.



BASIC SERVICES

000 – GENERAL

During the project, certain activities occur in each phase. These activities, described below, are non-sequential and may not be applicable to all phases of the project. These activities include:

- 1 Project Administration services including:
 - .01 Initial consultation in development of the Project.
 - .02 Project-related research.
 - .03 Conferences and meetings, including meeting minutes.
 - .04 Communications.
 - .05 Travel time.
 - .06 Progress reports.
 - .07 Direction of the services of in-house personnel.
- 2 Disciplines Coordination/Document Checking services consisting of:
 - .01 Coordination between LPA's services and the services of engineering and other involved disciplines for the Project.
 - .02 Review and checking of documents prepared for the Project.
- 3 Agency Consulting services including:
 - .01 Agency consultations.
 - .02 Research of critical applicable regulations.
 - .03 Preparation of written and graphic explanatory materials.
 - .04 Appearances on the Client's behalf at agency meetings.
- 4 Agency Discretionary Approval Assistance services including:
 - .01 Agency consultations.
 - .02 Research of discretionary approval process, requirements, and timelines.
 - .03 Preparation of applications and associated supporting materials.
 - .04 Appearances on the Client's behalf at agency and community meetings including Planning boards and City councils.

030 – FURNITURE INTEGRATION

The following services are proposed, in addition to Furniture Integration basic services described in the General Phase above, to provide greater value to the Client and process, and assist the Client in providing clarity, consistency, and a unified vision for the project.

- 31 Basis of Design (BOD):
 - .01 Prepare conceptual design package with general criteria describing design intent with benchmark recommendations (not intended for bidding).
 - .02 Meet with key Client representatives to establish process and define goals for developing the BOD document.
 - .03 Coordinate with the Client to establish the criteria for the BOD and collaborate with Client's vendor(s) to communicate the design intent for development or implementation.
 - .04 Further clarify and validate design criteria to document goals including function, look, feel, experience and value.
 - .05 Distribute BOD and drawings. Respond to questions and provide clarifications as needed to Client and vendor(s).
 - .06 If applicable, review vendor offerings or owner standards to evaluate viability of product portfolio.
 - .07 Collaborate with vendor(s) to develop application of products to align with best-practice recommendations, approved design concepts and project goals.
 - .08 Recommend material and finish compatibility based on available options from select manufacturers proposed by vendor.
 - .09 Deliverables:
 - a. Basis of Design document.
 - b. Up to four (4) total planning/presentation meetings.
- 32 Supplemental Vendor Collaboration:
 - .01 Assist the Client with vendor selection process including interviews and evaluation of qualifications and proposals to determine best value, right fit, service and appropriateness of product portfolio/offerings.

- .02 Collaboration with vendor following selection to explore and propose alternate products, materials, finishes that may not be included their core portfolio.
- .03 Assist with sample evaluations, attend project, and showroom tours.
- .04 Services to be invoiced on an hourly, not-to-exceed, basis.

33 Installation Administration Services:

- .01 Field observation during installation.
- .02 Upon completion of installation, attend final job walk to observe the completeness and accuracy of installation with Client and vendor, who shall develop and issue the corrective work (punchlist) of missing items or corrective measures required.
- .03 Deliverables: Up to two (2) field visits, invoiced on an hourly basis.

34 Qualifications and Exclusions:

- .01 Bidding and procurement coordination and assistance is excluded.
- .02 Auditing vendor documentation and deliverables is excluded.
- .03 The delivery of proposed services is expected to coincide with the basic services duration and schedule.
- .04 Outdoor site furnishings are excluded and may be provided as an additional service if desired.
- .05 Proposed services are limited to furniture only; equipment is excluded.

200 – SCHEMATIC DESIGN

In the Schematic Design Phase, LPA shall provide those services to prepare Schematic Design Documents consisting of drawings and other documents illustrating the general scope, scale, and relationship of Project components for approval by the Client or on program requirements provided by the Client and reviewed and agreed upon by LPA. The following descriptions shall apply to those services.

201 Architectural Design/Documentation services responding to program requirements and consisting of preparation of:

- .01 Conceptual site, floor, roof, and reflected ceiling plans.
- .02 Preliminary sections and elevations.
- .03 Preliminary selection of building systems and materials.
- .04 Perspective sketch(es).
- .05 Study model(s).
- .06 General information including sheet index and code analysis.
- .07 Demolition plans (where appropriate).

202 Structural Design/Documentation services consisting of recommendations regarding basic structural materials and systems, analyses and development of conceptual design solutions include the following specific services:

- .01 Development of a recommended structural system based on cost, efficiency, performance, and constructability.
- .02 Preliminary gravity and seismic analysis as needed to assess the feasibility of considered structural systems.
- .03 Conceptual foundation, floor, and roof plans (consisting of drafted plans and/or hand sketches).

203 Mechanical and Plumbing Design/Documentation services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for:

- .01 Heating, ventilating and air conditioning.
- .02 Plumbing.
- .03 Fire protection (risers).
- .04 General exhaust systems.
- .05 General space requirements.
- .06 Conceptual drawings including legends and schedules, demolition plans (if applicable), mechanical and plumbing floor, roof, and zoning plans.

204 Electrical Design/Documentation services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analyses, and development of conceptual design solutions for:

- .01 Preliminary utility coordination
- .02 Power service and distribution.
- .03 Lighting.

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- .04 Fire detection and alarms.
 - .05 Special electrical systems (if applicable).
 - .06 Emergency and standby power systems (if applicable).
 - .07 General space requirements.
 - .08 Conceptual drawings including lead sheets, demolition plans (if applicable), site distribution plan, single line diagram, floor plans and enlarged plans.
 - .09 Low Voltage Technology including communications, structured cabling, electronic safety and security, and fire alarm.
 - .10 Photovoltaic study.
 - .11 Specialty Audio Visual/Broadcast Systems layout.
- 205 Civil Design/Documentation services** consisting of development of conceptual design solutions for site components. Off-site areas, areas outside of the property line, city sidewalks, and areas within the public Right of Way are not included. Design solutions will be developed for the following:
- .01 Review the aerial and ground survey provided by the Client, except where indicated elsewhere that LPA is to provide.
 - .02 Utilizing the aerial and ground survey, compile a base map.
 - .03 Utilizing Client and/or Agency-provided as-builts and/or Index Maps, compile a base map of existing utilities.
 - .04 Conceptual Grading and Drainage Plan.
 - .05 Conceptual Composite Utility Plan.
 - .06 Conceptual demolition plan (if applicable).
- 206 Landscape Design/Documentation services** consisting of alternate materials, systems and equipment and development of conceptual design solutions for:
- .01 Coordinate with the Civil Engineer to compile base plan.
 - .02 Material selection and plans.
 - .03 Planting palette and plans.
 - .04 Site furniture and architectural items including Seating, Lighting fixture selection, and Trash, recycle receptacles, etc.
- 207 Interior Design/Documentation services** consisting of space allocations and utilization plans based on functional relationships, consideration of alternate materials, systems and equipment and development of conceptual design solutions for architectural, mechanical, electrical and furniture and equipment requirements to establish:
- .01 Space planning, partition and furnishings' locations, and furniture and equipment layouts.
 - .02 Material and color selections and coordination.
 - .03 Adaptation of mechanical, electrical, and other building systems to meet tenant needs.
- 208 Materials Research/Specifications services** consisting of:
- .01 Identification of potential materials, systems and equipment and their criteria and quality standards consistent with the conceptual design.
 - .02 Review of availability and suitability of alternative materials, systems, and equipment.
 - .03 Development of a written narrative Basis of Design (outline specifications).
- 209 Building Information Modeling (BIM)** consisting of:
- .01 Schematic Design drawings for all disciplines (except as noted) will be prepared utilizing Autodesk's REVIT BIM software to Level of Development (LOD) 100.
 - .02 Civil drawings will be prepared using Autodesk's Civil3D software.
 - .03 Landscape drawings will be prepared using Autodesk's AutoCAD software.
- 210 Project Development Scheduling services** consisting of reviewing and updating previously established Project Schedules or initial development of Project schedules (if not previously established) for decision-making, design, documentation, contracting and construction.

211 Statement of Probable Construction Cost services consisting of development of a probable construction cost range for the Project based on the most recent schematic design studies, current and historic area, volume, or other unit costs, expected Project delivery process, and appropriate contingencies.

212 Summary of Meetings:

.01 Four (4) staff meetings.

213 Summary of Deliverables:

- .01 Schematic Design drawings.
- .02 Basis of Design document.
- .03 Schedule.
- .04 Statement of Probable Construction Cost.
- .05 Meeting Minutes.

300 – DESIGN DEVELOPMENT

In the Design Development Phase, LPA shall provide those services to prepare from the approved Schematic Design Documents, for approval by the Client, the Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the entire Project, including architectural, structural, mechanical, and electrical systems, materials and such other elements as may be appropriate. Consideration shall be given to availability of materials, equipment and labor, construction scheduling, maintenance requirements and energy conservation. The following descriptions shall apply to those services.

301 Architectural Design/Documentation services consisting of continued development and expansion of architectural Schematic Design Documents to establish the final scope, relationships, forms, size, and appearance of the Project through:

- .01 General information including sheet index, code analysis, fire access plan, and CAL Green checklist.
- .02 Site, demolition (if applicable), floor, roof, finish, reflected ceiling and signage plans
- .03 Building and wall sections and exterior elevations.
- .04 Typical construction details.
- .05 Interior elevations.

.06 Final materials selections.

302 Structural Design/Documentation services consisting of continued development of the specific basic structural system(s) in sufficient detail to establish:

- .01 Sizes for all primary elements of the gravity and lateral force resisting system including beams, columns, decks, braces and typical slab and wall reinforcing.
- .02 Primary foundation sizes and reinforcing.
- .03 Review of and design for critical coordination clearances.
- .04 Structural calculations for all major structural elements including the development of three-dimensional finite element models as needed to verify the adequacy of the structural components depicted in the Revit model and drawings.
- .05 Drawings including foundation plan, framing plans, elevations as needed to describe the lateral force resisting system, footing, column, slab and beam schedules, typical details and details or sections for major building components such as canopies, roof screens and the critical components of the seismic load path.

303 Mechanical and Plumbing Design/Documentation services consisting of continued development and expansion of mechanical and plumbing Schematic Design Documents to establish:

- .01 Approximate equipment sizes and capacities.
- .02 Preliminary equipment selection and layouts.
- .03 Required space for equipment.
- .04 Required chases and clearances.
- .05 Acoustical and vibration control.
- .06 Visual impacts.
- .07 Energy conservation measures/modeling.
- .08 Drawings including legends and schedules, demolition plans (if applicable), mechanical and plumbing floor, roof, piping and zoning plans, enlarged plans, plumbing site plans, sections, details, sequence of operations diagram, riser diagram.

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- 304 Electrical Design/Documentation services** consisting of continued development and expansion of electrical Schematic Design Documents or materials lists to establish:
- .01 Utility coordination
 - .02 Criteria for lighting and electrical systems.
 - .03 Approximate sizes and capacities of major components.
 - .04 Preliminary equipment and lighting layouts.
 - .05 Required space for equipment.
 - .06 Required chases and clearances.
 - .07 Drawings including lead sheets, general notes, legends and symbols, demolition plans (if applicable), site distribution and lighting plans, lighting photometrics, power plans, lighting plans, single line diagram, feeder schedules, panel schedules, lighting control diagram, and typical details.
 - .08 Fire alarm lead sheet, plans and details.
 - .09 Low Voltage Technology including communications and electronic safety and security symbols and notes, floor plans, riser diagram, structured cabling pathway, enlarged plans, and typical details.
 - .10 Specialty Audio Visual/Broadcast Systems plans and details.
 - .11 Refine photovoltaic system design.
- 305 Civil Design/Documentation services** consisting of continued development and expansion of civil Schematic Design Documents to establish the final scope and preliminary details for the specified areas.
- .01 Demolition Plan.
 - .02 Horizontal Control and Paving Plan.
 - .03 Precise Grading Plan.
 - .04 Earthwork Calculations.
 - .05 Drainage Plan.
 - .06 Utility Plan.
 - .07 Erosion Control Plan.
 - .08 Draft Fire Master Plan.
 - .09 Draft Fire Underground Plan.
 - .10 Draft Hydrology Study.
 - .11 Draft Hydraulics Study.
 - .12 Compile Composite Site Utility Plan across multiple disciplines.
- 306 Landscape Design/Documentation services** consisting of continued development and expansion of landscape Schematic Design Documents to establish final scope, relationships, forms, size, and appearance of the Project through:
- .01 Landscape notes and schedules.
 - .02 Overall site plan.
 - .03 Materials, layout and enlarged plans.
 - .04 Details.
 - .05 Planting plan/calculations.
 - .06 Planting details.
 - .07 Irrigation concept plan.
 - .08 Update 3D model.
- 307 Interior Design/Documentation services** consisting of continued development and expansion of interior Schematic Design Documents and development of outline specifications or materials lists to establish the final scope and preliminary details relative to:
- .01 Interior construction of the Project.
 - .02 Special Interior design features.
 - .03 Furniture and equipment planning.
 - .04 Materials, finishes and colors.
- 308 Fire Protection Design/Documentation services** consisting of:
- .01 Drawings including general information. Site plan, floor plan, building sections, typical and seismic bracing details.
 - .02 Preliminary hydraulic calculations.
- 309 Building Information Modeling (BIM)** consisting of:
- .01 Design Development drawings for all disciplines (except as noted) will be prepared utilizing Autodesk's REVIT BIM software to Level of Development (LOD) 200.
 - .02 Civil drawings will be prepared using Autodesk's Civil3D software.
 - .03 Landscape drawings will be prepared using Autodesk's AutoCAD software.
- 310 Materials Research/Specifications** consisting of:
- .01 Development of outline specifications or update to the Basis of Design indicating significant materials,



- systems and equipment and their criteria and quality standards.
- .02 Interior and exterior material boards identifying selection of major materials and finishes for approval by the Client.
- 311 Project Development Scheduling** services consisting of reviewing and updating previously established schedules of the Project.
- 312 Statement of Probable Construction Costs** services consisting of updating and refining the Schematic Design Phase Statement of Probable Construction Cost of the Project, taking into consideration:
- .01 Quantity take-offs and unit cost pricing for materials, labor, tools, equipment, and services required for the Work plus estimates for the Contractor's supervision cost, Work required by General and Supplementary Conditions, and an allowance for a reasonable Contractor's overhead and profit.
 - .02 Availability of materials and labor.
 - .03 Project delivery procedures.
 - .04 Construction sequencing and scheduling.
 - .05 Changes in scope of the Project.
 - .06 Adjustments in quality standards.
- 313 Summary of Meetings:**
- .01 Five (5) meetings.
- 314 Summary of Deliverables:**
- .01 Drawings.
 - .02 Basis of Design document, or outline specifications.
 - .03 Material boards.
 - .04 Schedule update.
 - .05 Statement of Probable Construction Cost.
 - .06 Meeting Minutes.
- 400 – CONSTRUCTION DOCUMENTS**
- In the Construction Documents Phase, LPA shall provide those services to prepare, from the approved Design Development documents, for approval by the Client, Construction Documents
- consisting of Drawings, Specifications and other documents setting forth in detail the requirements for construction of the Project and bidding and contracting for the construction of the Project. The following descriptions shall apply to those services:
- 401 Architectural Design/Documentation** services consisting of preparation of Drawings based on approved Design Development Documents setting forth in detail the architectural construction requirements for the Project. Deliverables include:
- .01 General information including sheet index, code analysis, fire access plan, and CAL Green checklist.
 - .02 Site, demolition (if applicable), floor, roof, finish, reflected ceiling, signage, and enlarged plans.
 - .03 Building and wall sections and exterior elevations.
 - .04 Door, window/opening schedules, and elevations.
 - .05 Details.
 - .06 Interior elevations.
 - .07 Vertical circulation (if applicable) plans and sections.
 - .08 Owner-provided equipment layouts and coordination schedules (if applicable).
- 402 Structural Design/Documentation** services consisting of preparation of structural engineering calculations, Drawings and Specifications based on approved Design Development documents, setting forth in detail the structural construction requirements for the Project. Deliverables include:
- .01 General notes.
 - .02 Typical, site, and framing details.
 - .03 Foundation plans, framing plans, elevations, footing, column, slab and beam schedules, typical details and details or sections for major building components such as canopies, roof screens and the critical components of the seismic load path.
 - .04 Brace frame, and/or shear wall, and/or moment frame, and/or truss elevations.
 - .05 Stair framing (if applicable).
 - .06 Final engineering calculations.

403 Mechanical and Plumbing
Design/Documentation services consisting of preparation of final mechanical and plumbing engineering calculations, Drawings and Specifications based on approved Design Development documents, setting forth in detail the mechanical construction requirements for the Project. Deliverables include:

- .01 Final equipment selections, sizes, and layouts.
- .02 Final energy compliance modeling, calculations, and compliance forms.
- .03 Drawings including legends and schedules, demolition plans (if applicable), mechanical and plumbing floor, roof, piping and zoning plans, enlarged plans, plumbing site plans, sections, details, sequence of operations diagram, riser diagram.

404 Electrical Design/Documentation services consisting of preparation of final electrical engineering calculations, circuiting, compliance documentation, drawings and Specifications based on approved Design Development Documents, setting forth in detail the electrical construction requirements for the Project. Deliverables include:

- .01 Drawings including lead sheets, general notes, legends and symbols, demolition plans (if applicable), site distribution and lighting plans, lighting photometrics, power and mechanical plans, lighting plans, single line diagram, feeder and panel schedules, lighting control diagram, and typical details.
- .02 Fire alarm drawings including lead sheet, plans and details.
- .03 Low Voltage Technology drawings including communications and electronic safety and security symbols and notes, floor plans, riser diagram, structured cabling pathway, enlarged plans, and typical details.
- .04 Specialty Audio Visual/Broadcast Systems plans and details.
- .05 Refine photovoltaic system design.

405 Civil Design/Documentation services consisting of preparation of final civil

engineering Design, Drawings and Specifications based on approved Design Development documents, setting forth in detail the civil construction requirements for the Project including the following. Deliverables include:

- .01 Title Sheet.
- .02 Demolition Plan.
- .03 Horizontal Control and Paving Plan.
- .04 Precise Grading Plan.
- .05 Earthwork Calculations.
- .06 Drainage Plan.
- .07 Utility Plan.
- .08 Erosion Control Plan.
- .09 Detail Plans.
- .10 Fire Master Plan.
- .11 Fire Underground Plan.
- .12 Hydrology Study.
- .13 Hydraulics Study.
- .14 Composite Site Utility Plan.
- .15 Engineer's Cost Estimate Form.

406 Landscape Design/Documentation services consisting of preparation of Drawings and Specifications based on approved Design Development Documents, setting forth in detail the landscape construction requirements for the Project. Deliverables include:

- .01 Landscape notes and schedules.
- .02 Overall site plan.
- .03 Materials plan.
- .04 Layout plan.
- .05 Enlargements/sections.
- .06 Elevations.
- .07 Details.
- .08 Irrigation plan/legend.
- .09 Irrigation notes/AB1881 calculations.
- .10 Irrigation details.
- .11 Planting plan/calculations.
- .12 Planting details.

407 Interior Design/Documentation consisting of preparation of Drawings and Specifications based on approved Design Development documents, setting forth in detail the requirements for interior construction for the Project.

408 Fire Protection Design/Documentation services consisting of:



- .01 Drawings including general information, site plan, floor plan, building sections, typical and seismic bracing details.
- .02 Final hydraulic calculations.
- 409 Materials Research/Specifications** consisting of:
 - .01 Assistance to the Client in development and preparation of Bidding documents which describe the time, place and conditions of bidding, bidding forms, and the form(s) of Agreement between the Client and Contractor(s).
 - .02 Assistance to the Client in development and preparation of the Conditions of the Contract (General, Supplementary, and other Conditions).
 - .03 Development and preparation of Specifications describing materials, systems and equipment, workmanship, quality, and performance criteria required for the construction of the Project.
 - .04 Compilation of Project Manual including Conditions of the Contract, Bidding Documents and Specifications.
- 410 Building Information Modeling (BIM)** consisting of:
 - .01 Construction Documents drawings for all disciplines (except as noted) will be prepared utilizing Autodesk's REVIT BIM software to Level of Development (LOD) 200.
 - .02 Civil drawings will be prepared using Autodesk's Civil3D software.
 - .03 Landscape drawings will be prepared using Autodesk's AutoCAD software.
- 411 Project Development Scheduling** services consisting of reviewing and updating previously established schedules of the Project.
- 412 Statement of Probable Construction Cost** services consisting of advising the Client of any adjustments to, and, when the Construction documents are approximately 90% complete, updating of the Design Development Phase Statement of Probable Construction Cost of the Project, considering:
 - .01 Quantity take-offs and unit cost pricing for materials, labor, tools, equipment, and services required for the Work plus estimates for the Contractor's supervision cost, Work required by General and Supplementary Conditions, and an allowance for a reasonable Contractor's overhead and profit.
 - .02 Changes in materials, systems or details of construction which have occurred during preparation of the Construction Documents.
 - .03 Known changes in the cost of materials, labor, and services since preparation of the previous Statement of Probable Construction Cost.
 - .04 Adjustments for known or anticipated changes in the bidding market relative to the Project.
- 413 Summary of Meetings:**
 - .01 Six (6) staff meetings.
 - .02 Two (2) agency meetings.
 - .03 Presentation to City Council.
- 414 Summary of Deliverables:**
 - .01 Building construction drawings.
 - .02 Site construction drawings.
 - .03 Specification (Project Manual).
 - .04 Schedule update.
 - .05 Statement of Probable Construction Cost update.
 - .06 Meeting Minutes.
- 500 – AGENCY APPROVAL**
In the Agency Approval Phase, LPA shall provide those services to process Construction Documents through the appropriate Agency(ies) Having Jurisdiction (AHJ's) to obtain plan check approval. The following descriptions shall apply to those services:
 - 501 Local Agency Plan Check Approval** services including submittal of plans to the Building Department and/or other agency departments including:
 - .01 Assistance to the Client in the preparation of the application(s).



- .02 Coordination with the agency(ies) to determine plan check fees.
- .03 Submittal to agency(ies) for plan check review. Response to plan check comments as necessary to obtain approval.
- .04 Distribution of approved sets of documents.
- .05 Coordination with the agency(ies) to determine permit fees and other requirements (permits to be pulled by Contractor).

502 Summary of Meetings:

- .01 Two (2) agency meetings.
- .02 Three (3) plan check meetings.

503 Summary of Deliverables:

- .01 Agency-approved Construction Documents.
- .02 Agency-approved Specification (Project Manual) (if applicable).
- .03 Schedule update.
- .04 Final Statement of Probable Construction Cost.
- .05 Meeting Minutes.

600 – BIDDING / NEGOTIATION

In the Bidding Phase, LPA, following the Client's and applicable agency's approval of the Construction Documents and of the most recent Statement of Probable Construction Cost, shall provide those services for LPA to assist the Client in obtaining bids or negotiated proposals and in awarding and preparing contracts for construction. In the case of phased construction, the Client may authorize bidding and/or negotiation of portions of the Work prior to completion of the Construction Documents Phase. The following descriptions shall apply to those services:

601 Bidding Materials services consisting of organizing and handling Bidding Documents for:

- .01 Coordination.
- .02 Reproduction.
- .03 Completeness review.

602 Addenda services consisting of preparation and distribution of Addenda as may be required during bidding or negotiation and including supplementary Drawings, Specifications, instructions, and notice(s) of changes in the bidding schedule and procedure. Services include submittal of addenda to the appropriate agency for plan check approval, and distribution of the approved addenda to prospective bidders.

603 Bidding/Negotiations services consisting of:

- .01 Participation in pre-bid conferences.
- .02 Responses to questions from bidders or proposers and clarifications or interpretations of the Bidding Documents.
- .03 Attendance at bid opening(s).

604 Analysis of Alternates/Substitutions services consisting of consideration, analyses, comparisons, and recommendations relative to alternates or substitutions proposed by bidders or proposers either prior to receipt of Bids or proposals, or after as determined by bidding procedures.

605 Summary of Meetings:

- .01 One (1) Pre-bid conference(s) / job walk(s).

606 Summary of Deliverables:

- .01 Bid documents (plans and specifications)
- .02 Addenda.

700 – CONTRACT ADMINISTRATION

In the Contract Administration Phase, LPA shall provide those services necessary for the administration of the construction contract. The following descriptions shall apply to those services:

701 Office Construction Administration services consisting of:

- .01 Processing of submittals, including receipt, review of, and appropriate action on Shop Drawings, Product



Data, Samples, and other submittals required by the Contract Documents.

- a. Shop Drawings and submittals review (limit two iterations per submittal) to be reviewed and returned in fifteen (15) working days.
- b. Distribution of submittals to the Client, Contractor and/or Construction Manager, as required.
- c. Maintenance of master file of submittals and associated reporting log.

.02 Interpreting the contract documents, including receipt, review of, and appropriate action on Requests for Information (RFI's).

- a. Issue clarifications as necessary to address and resolve questions or inquiries from the Contractor.
- b. Unwarranted or incomplete requests will be rejected.
- c. Excessive and repeated submissions by the Contractor shall be provided as an additional service.
- d. Maintenance of master file of RFI's and associated reporting log.
- e. RFI's to be reviewed and returned in five (5) working days.

.03 Related communications.

702 Construction Field Observation services consisting of visits to the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents, including:

- .01 Site visits based on weekly meetings for (44) weeks of construction.
- .02 Field Observation does not include any inspection or approval of built or planned construction work.
- .03 LPA shall advise the Client when Work is observed that does not conform with the Contract Documents and shall make recommendations regarding correction of such Work.
- .04 Coordination with Project Inspector, and materials testing labs.
- .05 Related communications.

703 Changes, Quotation Requests, and Change Order services consisting of:

- .01 Preparation, reproduction and distribution of Drawings and Specifications to describe Work to be clarified or modified.
- .02 Evaluation and recommendations of proposals from Contractor(s) for reasonableness of quantities and costs of labor and materials.
- .03 Evaluation and recommendations of proposals relative to changes in time for Completion.
- .04 Assisting in the preparation of appropriate modifications of the Contract(s) for Construction.
- .05 Review and recommendations regarding Contractor claims, disputes, or other matters in controversy between the Client and Contractor.
- .06 Related communications.

704 Construction Cost Accounting services consisting of:

- .01 Evaluation of Applications for Payment and certification thereof.
- .02 Related communications.

800 - POST-CONSTRUCTION

In the Post-Construction Phase, LPA shall provide those services to assist the Client in the closeout of the project and use and occupancy of the facility. The following descriptions shall apply to those services:

801 Project Closeout services initiated upon notice from the Contractor(s) that the Work, or a designated portion thereof which is acceptable to the Client, is sufficiently complete, in accordance with the Contract Documents, to permit occupancy or utilization for the use for which it is intended, and consisting of:

- .01 A detailed review with Client's representative for conformity of the Work to the Contract Documents to verify the list submitted by the Contractor(s) of items to be completed or corrected.

- .02 Determination of the amounts to be withheld until final completion.
- .03 Issuance of Certificate(s) of Substantial Completion.
- .04 Review upon notice by the Contractor(s) that the Work is ready for final review and acceptance.
- .05 Notification to the Client and Contractor(s) of deficiencies found in follow-up review, if any.
- .06 Final review with Client's representative to verify final completion of the Work.
- .07 Receipt and transmittal of warranties, affidavits, receipts, releases and waivers of lien or bonds indemnifying the Client against liens.
- .08 Issuance of final Certificate(s) for Payment.
- .09 Receipt of complete, Contractor-annotated as-built markup drawings and specifications (if appropriate) and review to confirm as-builts accurately reflect clarifications and changes issued through the course of construction. Transmittal of as-built drawings and specifications to the Client for their records.

SUPPLEMENTAL SERVICES

In addition to the generally sequential services chronologically arranged and described in Phases 000 through 800, LPA can, upon written authorization from the Client and approval of additional fees, provide Supplemental Services. These non-sequential services may be provided during a single Phase of services or during several phases. The following descriptions may apply to those Supplemental Services.

- 71 Special Studies** services consisting of investigation, research, and analysis of Client's special requirements for the Project and documentation of findings, conclusions, and recommendations for Master Planning to provide design services relative to future facilities, systems and equipment which are not intended to be constructed as part of the Project during the Construction Phase.
- 72 Life Cycle Cost Analysis** services consisting of assessment, based on established relevant economic consequences over a given period, of:

- .01 A given planning and design solution for the Project.
- .02 Alternative planning and design solutions for the Project.
- .03 Selected systems, subsystems or building components proposed for the Project.
- 73 Value Analysis** services consisting of the review during design phases of the cost, quality and time influences of proposed building materials, systems and construction methods relative to design objectives to identify options for obtaining optimum value for the Client.
- 74 Quantity Surveys** services consisting of a detailed determination of the quantities of materials to be used in the Project to establish the basis for price determination bidding or negotiations.
- 75 Construction Cost Management** services consisting of continuous development during all phases of design and documentation, of an estimate of Construction Cost for the purpose of greater cost control; culminating in a Detailed Estimate of Construction Cost or detailed quantity surveys or inventories of material, equipment, and labor.
- 76 Non-Building Equipment Selection** services relating to equipment and furnishings not incorporated into the construction of the Project and consisting of:
 - .01 Establishment of needs and criteria.
 - .02 Preparation of requirements, Specifications and bidding or purchasing procedures.
 - .03 Management of procurement.
 - .04 Coordination of delivery and installation.
 - .05 Purchase of non-building equipment on Client's behalf.
- 77 Supplemental Furniture Services** not included in the Basic Services but can be provided by LPA as an additional service. Services would not proceed without written approval by the Client, and LPA of the Scope of Services and fees.



- .01 **Move Management** including move plans indicating existing furniture to be moved from current location to new location and move coordination services.
- .02 **Furniture Inventory Services**, tagging and creating a detailed inventory of existing furniture for reuse or disposition.
- .03 **Artwork, Plants and Signage Services**, including selection, specification, bidding and procurement. Within this Scope of Services, LPA will coordinate with the County's selected consultants/vendors for design input on these items.
- 78 **Project Promotion/Public Relations** services relating to presentation of the Project to the public or identified groups and consisting of:
 - .01 Preparation of press releases.
 - .02 Preparation of special brochures and/or promotional pieces.
 - .03 Assistance in production and distribution of promotional materials.
 - .04 Presentations at public relations and/or promotional meetings.
- 79 **Expert Witness** services consisting of preparing to serve and/or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.
- 80 **Demolition** services consisting of:
 - .01 Preparation of Contract Documents for demolition of existing structures.
 - .02 Managing the bidding/negotiation/award process.
 - .03 Providing field observation and general administration services during demolition.
- 81 **Mock-up** services relating to the construction of full-size or half-size details of components of the Project for study and testing during the design phases and consisting of:
 - .01 Design and documentation for the required mock-up(s).
 - .02 Management and coordination of pricing and contracting for mock-up services.
 - .03 Construction contract administration of mock-up construction activities.
 - .04 Arrangements for testing and monitoring performance of mock-up(s).
 - .05 Administration of testing and monitoring services.
 - .06 Review, analysis and reporting of results of testing and monitoring services.
- 82 **Still Photography** services consisting of:
 - .01 Documentation of existing conditions.
 - .02 Aerial site photography.
 - .03 Photographic recording for study purposes of facilities like the Project.
 - .04 Periscopic photography of models for the Project.
 - .05 Presentation photography of rendering(s) and model(s) for the Project.
 - .06 Construction progress photography.
 - .07 Architectural photography of the completed Project.
- 83 **Survey of Existing Building Systems** when record documents are unavailable.
- 84 **Initial Traffic Study Services**, to prepare a report based on the consensus preferred concept:
 - .01 Identify project characteristics including trip generation rates per park use, calculate increased trips, and compare to thresholds of significance.
 - .02 Identify background traffic conditions to identify levels of service.
 - .03 Describe potential impacts to deliver satisfactory levels of service.
 - .04 Prepare a Summary Letter Report.
 - .05 One (1) staff meeting.
 - .06 Deliverables include Final Summary Letter report.
- 85 **Facility Tour** services consisting of visiting similar facilities to review alternate program options, materials, spatial requirements, and design alternatives. Allow one day to visit various sites within the local area.

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- .01 Discuss goals and requirements for site tours.
- .02 Establish a list of potential sites to visit.
- .03 Visit sites.
- .04 Develop list of program and design preferences based on observations at each site.
- .05 Transportation costs to be reimbursed by the Client.
- .16 ALTA/ASCM Land Title Survey.
- .17 Stormwater Pollution Prevention Plan (SWPPP)
- .18 Water Quality Management Plan (WQMP).
- .19 Off-Site Improvements.
- .20 Encroachment Plans.
- .21 Offsite utility line relocation or adjustments.
- .22 Environmental/EIR or biological services.
- .23 Fountain consultant and design.
- .24 Aquatic facilities.
- .25 Relocation or undergrounding of power lines.
- .26 Underground Utility Survey.
- .27 Special Utility Permits not listed.
- .28 Easements: The abandonment, revising, or writing of easements is not included in this Scope of Services.
- .29 Mapping (Lot Line adjustments and Parcel Maps).
- .30 Geotechnical services during design and construction.
- .31 Acoustics.
- .32 Hazardous materials studies.
- .33 All street lighting, signalization, or temporary power design are excluded.
- .34 Conditional Use Permit.
- .35 Commissioning
- .36 Enhanced Commissioning.
- .37 LEED certification and/or registration fees.
- .38 Utility incentive programs.
- .39 Permit, Plan Check, testing or any agency fees.
- .40 Rendering, flythrough, 3D graphics or other presentation, fund raising, or marketing material.
- .41 Any item not specifically noted as included in the Scope of Services.
- .42 Improvements to adjacent city streets.
- .43 Off-site engineering in all areas outside the property line.
- .44 Special disciplines consultation services consisting of retaining, directing, and coordinating the work of special disciplines consultants identified from the following list or any other sources not listed, whose specialized training, experience, and knowledge relative to specific elements and features of the Project are required for the Project:
 - a. Acoustics.
 - b. Audio-Visual.
 - c. Communications.
 - d. Computer Technology.
 - e. Construction Management.
 - f. Dry Utilities.

EXCLUSIONS

The following are not included in this Scope of Services, and some, at LPA's option, may be included at additional fee upon the Client request:

- .01 Scope related to relocation of Public Works site programs including but not limited to supplies stored on site into campus buildings, car wash, fueling stations, street sweeper wash areas, etc.
- .02 Hydrology studies of off-site areas which are not tributary to the project site.
- .03 Services related to replacement and upgrade of underground facilities on public streets.
- .04 Any consultant not specifically identified.
- .05 Submittal and coordination with Caltrans, Fish and Game, Army Corps of Engineers, Flood Control, or any agency other than the city or as specifically noted.
- .06 Services related to annexation of site into City, noise/air quality studies, water rights, environmental studies, agency fees and permits (NPDES, excavation, flood control, etc.), property or ROW acquisitions, extraordinary requirements placed on the project by the governing agencies, revision to plans due to planning, layout or master plan changes, wetland investigation/mitigation, capital improvement program and/or finance plan.
- .07 Potholing of existing underground utility lines.
- .08 Traffic Analysis and Traffic Engineering.
- .09 Submittal(s) fees.
- .10 Traffic Control Plans
- .11 Intersection Traffic Signal Design.
- .12 Construction staking services and grade verifications.
- .13 Aerial and Ground Survey.
- .14 Boundary Survey.
- .15 Record of Survey.

- g. Ecology.
- h. Economics.
- i. Editorial.
- j. Elevators/Escalators.
- k. Environmental.
- l. Fire Protection.
- m. Food Service/Kitchen Design.
- n. Geotechnical.
- o. Methane.
- p. Public Relations.
- q. Reprographics.
- r. Safety.
- s. Security Systems Design & Engineering.
- t. Ground improvement/special foundations.
- u. Parking/Parking Structure.
- v. Transportation.
- w. Commissioning Agent.
- x. Traffic Engineer.

STANDARD ASSUMPTIONS

The following are Scope of Services assumptions:

1. **CONSULTANTS:** The services of the consultants included as part of this Scope of Services will be billed at their fee plus 25% for LPA's coordination.
2. **RESPONSIBILITIES:** LPA will be responsible for design and documentation of the site areas as stated on this Scope of Services. Signage, street work, and any other site related engineering or reports outside this scope of work shall be by others and are not included in this Scope of Services.
3. **DRY UTILITY COORDINATION:** The coordination and review of designs with any outside agency for compliance with code requirements and obtaining of any necessary approvals shall be by others.
4. **PROJECT PHASES:** This Scope of Services assumes that the project shall be designed and installed in one phase. Additional phasing of the project shall require changes to the Construction Documentation, Bid Negotiation and Contract Administration phases of work. Additional work due to phasing of the project shall be considered as Additional Services.
5. **DELIVERY METHOD:** This Scope of Services assumes that the project shall be delivered using Design-Bid-Build delivery method (GC or CM At-Risk). In the event the Client selects a different delivery method i.e., Design-Build, Lease, Lease-Back, or CM Multi-Prime, changes to the Construction Documentation, Bid Negotiation and Contract Administration phases of services may be required and shall be considered as Additional Services.
6. **ELECTRICAL:** Temporary power design is excluded.
7. **ENVIRONMENTAL:** Studies for area wide traffic impacts, cultural resources, stream preservation or modification, soil mitigation or clean-up, oil operations, and sensitive habitat are not included in this proposal. It is anticipated that the Client has the existing studies required.
8. **OFF-SITE:** Off-site infrastructure is in place and adequate connection points for storm drain, water, and sewer are available at the project boundary (or on-site) to serve the proposed development. No studies or development of designs of utilities beyond the limit of the site are included.
9. **BOUNDARY:** The boundary corners for the site have been established and monumented by others.
10. **BASE MAPPING:** Mapping will be based on available local agency vertical datum and assumed horizontal datum, unless specifically requested otherwise.
11. **FLOOD PLAIN:** The site is not located within the limits of a 100-year flood plain and will not include any new regional drainage improvements. Design impacts due to flood plain issues shall be considered as Additional Services.
12. **GEOLOGIC CONDITIONS:** The site is suitable for building without ground improvement, deep foundations, or a structural slab-on-grade. Design impacts due to adverse site geologic conditions, including liquefaction and other site geology-related seismic hazards, shall be considered as Additional Services.



13. **RECORD DRAWINGS:** As-Built Information for existing sites and facilities are to be provided by the Client. At the conclusion of construction of the project, as-builts are to be provided by the Contractor. Because the amount of such is unknown, any CADD Drafting services required by the Client to translate the as-builts into Record Drawings and/or Building Information Models can be provided as an additional service on an hourly basis.
14. **FIELD SURVEY STAKING:** Project General Contractor will provide all field survey staking, as-built survey and plans, and grading and wet utilities substantial conformance letter.
15. **MEETINGS:** Where the maximum number of meetings to be included in Architect's services is specified herein, Architect and architect's consultants agree to attend, and participate in, as many meetings as specified as part of the Basic Services. Meetings more than those specified will be billed as Additional Services.
16. **DELIVERABLES:** The preceding description of services general outlines the activities associated with executing each phase of services. The necessity for, and the extent to which, the Architect and Architect's consultants must commit time and resources to any specific activity will vary depending on the needs of the project. Consequently, the description of services does not represent a comprehensive list of deliverables.
17. **CONSULTATION AND COORDINATION:** All consultations and coordination not associated with specific meetings shall be conducting at the sole discretion of the Architect and Architect's consultants, and only as necessary for the Architect and Architect's consultants to complete the professional services of this agreement.
18. **DOCUMENTS:** Documents described in the preceding description of services shall be provided, as appropriate, for the needs of the project and to a level of detail consistent with the standard of practice for this type of project and for the geographical area and regulatory jurisdiction(s) in which the project is located.
19. **PROJECT CONTROL:** The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the Contract for construction. Without in any way limiting the Architect's responsibilities and obligations under Title 21 of the California Code of Regulations or the Building Standards published by the ICBO (formerly Title 24 of the California Code of Regulations), the Architect shall not otherwise be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, subcontractors, or their agents or employees, or of any other persons performing portions of the Work.
20. **RELIANCE:** LPA shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Client and (Client's) consultants.
21. **SHOP DRAWING AND SUBMITTAL REVIEW:** LPA's review of Shop Drawings and submittals are for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. LPA's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences, or procedures. LPA's approval of a specific item shall not indicate approval of an assembly of which the item is a component.
22. **CERTIFICATE FOR PAYMENT:** LPA's issuance of a Certificate for Payment upon review of Contractor's Payment Application shall not be a representation that LPA has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from

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Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

23. **ADDITIONAL SERVICES:** Tasks not included in this Scope of Services but requested by the Client shall be identified as such and billed at an hourly rate unless a detailed Scope of Services proposal is requested.
24. **SCOPE ADJUSTMENT:** If there is an adjustment in schedule, scope, and budget, this will result in an add service.

CLIENT RESPONSIBILITIES

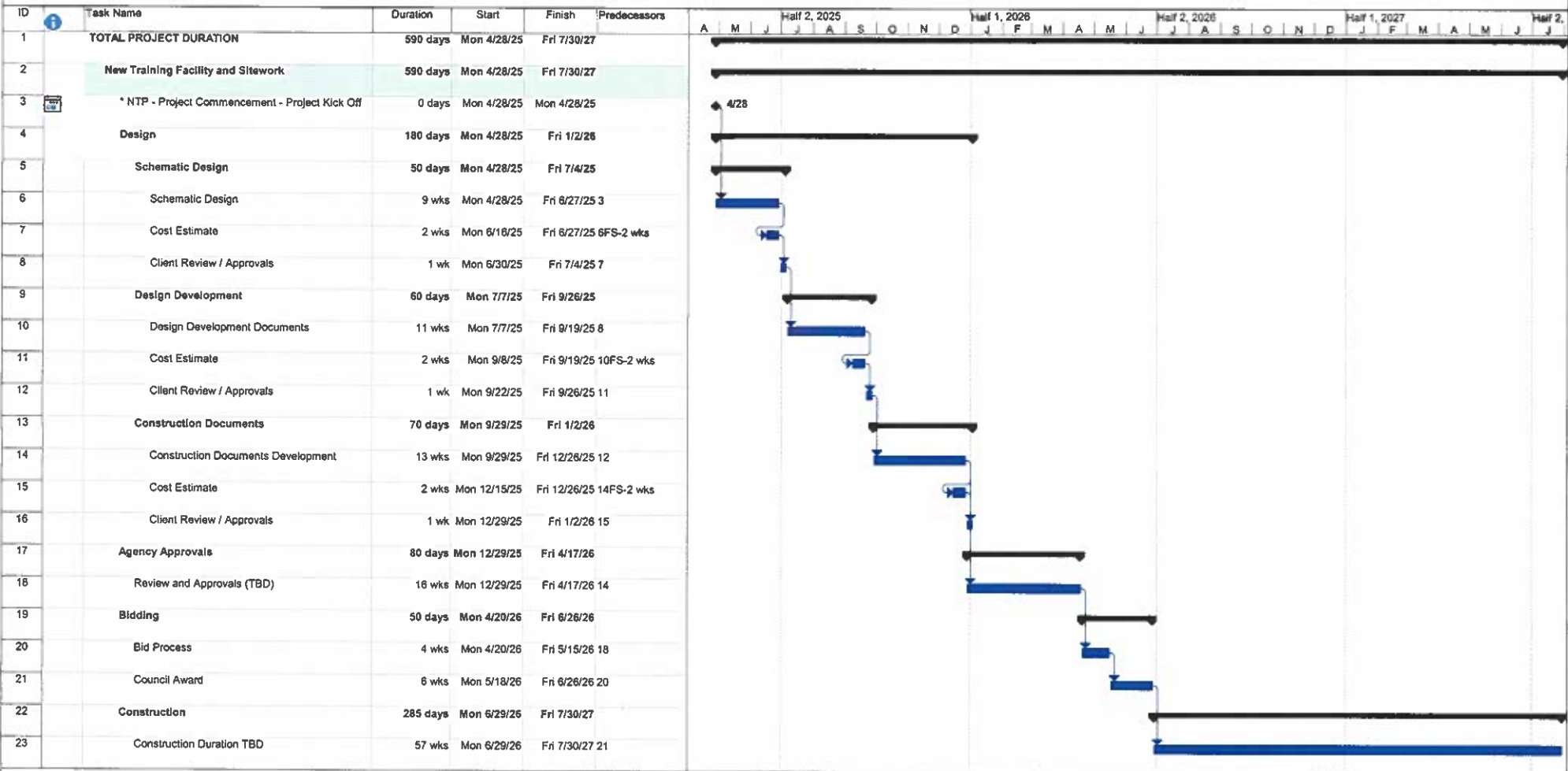
1. **APPROVAL:** The (Client's) verbal request to commence each task constitutes approval of prior services. Changes in subsequent services will be considered Additional Services, documented, and billed on an hourly basis.
2. **FEES:** The Client shall pay all government fees, permits, assessments, etc.
3. **SURVEY:** Except if indicated elsewhere herein that LPA shall provide, the Client to provide an accurate topographical survey, including legal boundaries, spot elevations, existing utilities, existing and proposed improvements, and easements. Survey shall be provided to the Architect in a timely manner and prior to commencement of design services.
4. **TITLE REPORT:** Client to provide a recent Title Report that shows the recorded property boundary along with easements and any other special provisions.
5. **EXISTING RECORD DRAWINGS / AS-BUILTS:** Client to provide accurate, legible, and appropriately scaled record drawings/as-builts of existing building(s) and site (as appropriate).
6. **GEOTECHNICAL ENGINEERING:** Except if indicated elsewhere herein that LPA shall provide, the Client shall provide a geotechnical report from which all structural

information shall be based. Geotechnical report shall be provided to the Architect in a timely manner and prior to commencement of design services.

7. **SOIL FERTILITY TEST:** The Client shall provide a soils test and analysis with recommendations for amendment by a soil testing laboratory prior to the commencement of Design Development.
8. **SPECIFICATIONS:** The Client shall provide the Standard General Conditions, Special Conditions and Bidding Instructions.
9. **TRAFFIC ENGINEERING:** Except where it is indicated elsewhere herein that LPA shall provide, the Client shall provide a current traffic engineering study.
10. **ENVIRONMENTAL:** Studies for area-wide traffic impacts, cultural resources, stream preservation or modification, soil mitigation or clean-up, oil operations, and sensitive habitat are not included in this proposal. It is anticipated that the Client has the existing studies required.
11. **DEMOLITION:** This proposal assumes the demolition of existing improvements will be a part of these documents. Hazardous materials investigation and report shall be provided by the Client and is not a part of this Scope of Services.

END OF SCOPE OF SERVICES

OCEANSIDE PD NEW TRAINING FACILITY



Project: 102 PROJECT SCHEDULE_1
Date: Mon 3/31/25

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Progress

Deadline

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

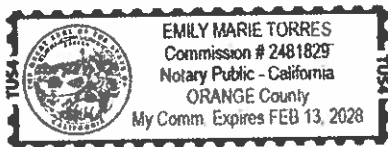
State of California

County of Orange

On August 7, 2025 before me, Emily Marie Torres, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jon Mills
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Emily Marie Torres
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____