



November 27, 2023
20211367-15

Krzysztof Lisaj, Principal Civil Engineer
County of San Mateo
555 County Center, 5th Floor
Redwood City, CA 94063
Transmitted Via Email

**SUBJECT: ADDITIONAL SERVICE REQUEST #02
STONE PINE COVE FARM LABOR HOUSING
880 STONE PINE ROAD, HALF MOON BAY**

Dear Mr. Lisaj:

Thank you again for your continued use of BKF on this project. We would like to alert you to some additional services we have been asked to provide, which are outside of our original scope of work. We propose to complete this work on a time and materials (hourly) basis, not to exceed the budget listed below. Additional scope items are as follows:

BKF - ADDITIONAL SCOPE OF SERVICES

TASK 1: SUPPLEMENTAL SURVEY / STAKING

Budget: \$ 10,000

Per the request of the County, BKF provided supplemental topographic survey to verify the as-built conditions of the Half Moon Bay Corpyard project. BKF also provided staking services for the Stone Pine Cove farm housing story poles.

As part of this scope, we have also included (1) day of additional future supplemental survey field work to pick up any necessary information along Stone Pine Road for preparation of the Construction Documents for the proposed traffic calming improvements.

TASK 2: BOUNDARY AND PARCEL MAP PREPARATION

Budget: \$ 12,000

BKF will perform a Boundary Survey and prepare a Boundary Analysis that will define the development parcel area. While performing the field work associated with the topography, BKF will conduct field research for primary monumentation to establish boundary resolution. Once the research and reconnaissance has been completed, BKF will perform a boundary determination, which includes an analysis of the assembled evidence with respect to its relationship to the title and other documentary evidence. This task performed as part of a subsequent effort.

- Acquire Title Report – The owner shall order a Preliminary Title Report hyperlinked to all record documents and supply the current Vesting Deed(s) for the property and deliver to BKF. The owner shall pay this cost directly to the title company. Further, BKF shall have access to the title company at the owner's expense with respect to research fees, chains of title, etc. should the need to investigate any boundary or easement items arise. BKF is in possession of an older title report and a recent title report (less than 90 days old) will be needed for the initial submittal to the city. Updates to the title report may be needed throughout the review process until map approval.

- Easements - BKF will plot locatable record title encumbrances such as easements on the property based on a title report provided by the Owner. This task performed as part of a subsequent effort.
- BKF will prepare a Parcel Map for the purposes of creating three (3) parcels. We will submit the map to the City for review and will revise the map based on City comments to obtain approval. The fee for the Parcel Map accounts for up to 2 rounds of comments with the City/ County Surveyor. BKF will set the corner monuments within 2 years of the filing of the map pursuant to the requirements of the Subdivision Map Act (SDMA). The fee accounts for ten (10) property corners to be set in one (1) site visit. Note - This task includes setting corners for the new parcel created for the project site as a whole as required by SDMA. It does NOT include setting of individual corners or permanent markers to delineate individual lease lots per Title 25 requirements. We anticipate scope for setting nails or scribing "x's" for individual lots would be covered separately under a Construction Staking scope of work.
- City and County map check, recording and reimbursable fees (printing, postage and delivery) are not included in this proposal. This item will be shown on the invoice as "RE". Please budget for approximately \$2,000 for this task.

TASK 3: STONE PINE ROAD SCHEMATIC DESIGN AND ESTIMATE

Budget: \$ 8,000

Per the request of the County, BKF studied traffic calming measures on Stone Pine Road. We provided schematic design, studying several variations of surface improvements and prepared an engineers cost estimate for each option. We attended coordination meetings with the City and incorporated feedback into the final schematic design.

TASK 4: STONE PINE ROAD CONSTRUCTION DOCUMENTS

Budget: \$ 14,000

BKF will prepare construction documents for the traffic calming improvements along Stone Pine Road and incorporate them into the Stone Pine Cove Improvement Plans Set. We will add details and information required for bidding and issuance for construction. We will update our earthwork quantity calculations to verify gross cut and fill quantities. We will incorporate the road improvements into the CD design level storm drain report describing the existing stormwater conditions, project LID strategies, programming, and operations intent. We will update the Engineer's Estimate for the probable cost of constructing the road improvements for the project, based on the CD phase drawings.

BKF will provide road improvement drawings in accordance with the schedule for the overall construction document package, for submittal to the City. We have planned for response to (1) round of plan check comments on the Stone Pine Road improvements plans during the CD phase.

TASK 5: PRELIMINARY SITE RENDERINGS

Budget: \$ 5,000

BKF will provide 3-dimensional modelling/rendering of the site and units based on the preliminary planning submittal (Coastal Development Permit) drawing set. Unit shapes and footprints will be depicted based generally on architectural elevations provided by CPM and arranged onsite based on the layout per the preliminary plans. Base rendering will be prepared in Sketchup and then transferred into Lumion or similar software to add shading, realistic landscape and trees and other site features such as fencing, play equipment, benches, pedestrians and vehicles. Once an initial model is prepared, we have budgeted for refinement of up to six (6) individual viewpoints on the site to be coordinated with the design team. This scope should be considered for conceptual visualization of the site and does not include successive updates to the model during Design Development or Construction Document phases of work. If additional modelling or other rendering-related services are desired, BKF can review and provide specific additional scope and budget requirements as needed.

SUB-CONSULTANT - ADDITIONAL SCOPE OF SERVICES

TASK 6: ADDITIONAL LANDSCAPE ARCHITECT SCOPE

Budget: \$ 27,000

Per the request of San Mateo County, Kikuchi & Kankel Design Group (KKDG) will provide additional landscape architectural services. KKDG shall develop a graphic, color-rendered site plan in an approved format for the County, City, and project team to use in marketing and public awareness distributions, and for presentation at public hearings. KKDG shall develop a preliminary project site base plan for use by the project team and KKDG shall attend regular meetings with the project team. KKDG shall attend and present the site plan at up to two community meetings. KKDG shall develop conceptual alternatives for play structure, surfacing, signage, and fencing enclosure for County review and approval. KKDG shall coordinate with manufacturers' representatives for product and material samples, cost budget guidance, installation diagrams and requirements, and conformance with County standards. KKDG shall incorporate play structure into the Construction Documents package, including all coordination with civil and/or structural engineers, as required. KKDG will attend up to two (2) additional team meetings per month throughout the remaining Design Development/Coastal Development Permit and Construction Documents phases (approximately 5 months/10 meetings).

TASK 7: STORY POLE INSTALLATION

Budget: \$ 3,000

Story pole subconsultant will provide and install story poles for the Stone Pine Cove farm housing structures. Scope includes installation of (12) story poles with flag ropes and maintenance of poles for 30 days, excluding damage by vandalism, modifications and extreme weather. Subconsultant will remove poles following completion of (40) days of installation.

TASK 8: ELECTRICAL ENGINEERING SCOPE

Budget: \$ 7,000

Electrical Engineering subconsultant will provide electrical design drawings and calculations to support the master-metered development including the following documentation required by PGE:

- Oneline Diagram for each service.
- Load calculations of each individual dwelling unit, total site, and for electrical service. Includes load calculations of common area load EV charging, office, and site lighting.
- Coordination with joint trench consultant on total quantity of service each service, and location.
- Modular home feeder sizing including voltage drop calculations.
- Filling out the PG&E load form for the application of power.

CREDITS / BUDGET REDUCTIONS

SANITARY SEWER LIFT STATION DESIGN

Credit: \$ 25,000

Based on preliminary design efforts and feedback from utility agencies, the City, and the project geotechnical engineer, we believe that the project, as currently laid out onsite, can be constructed to utilize a gravity sewer main and avoid the need for a sanitary sewer lift station. As such, we would acknowledge that our original budget for Optional Task 8 for the design of a lift station may be omitted from our contract or alternatively serve as a credit against other additional tasks outlined above. However, should unforeseen site conditions or other changes to the project design affect the project in such a way that a lift station is reintroduced as a necessary design element, at such time we would likely need to request that this original budget is re-instated via a separate formal additional service request.

COMPENSATION

Task	Description	Budget
BKF – Additional Scope of Services		
1	Supplemental Topographic Survey	\$10,000
2	Boundary and Parcel Map Prep	\$12,000
3	Stone Pine Road Schematic Design and Estimate	\$8,000
4	Stone Pine Road Construction Documents	\$14,000
5	Preliminary Site Renderings	\$5,000
	TOTAL	\$49,000

Task	Description	Budget
Sub-Consultant – Additional Scope of Services		
6	Additional Landscape Architect Scope	\$27,000
7	Story Pole Installation	\$3,000
8	Electrical Engineering Scope	\$7,000
	TOTAL	\$37,000

Task	Description	Credit
Credits / Budget Reductions		
	Sanitary Sewer Lift Station Design	\$-25,000

Please provide your acceptance of this Additional Service Request by signing below. Should you have any questions regarding the additional scope of services or fees, please do not hesitate to contact me at (650) 482-6457.

Very truly yours,
BKF ENGINEERS



Dale Leda, PE, QSD/QSP
Project Manager

Approved: _____

_____ Date