

Exhibit A
Additional services
Bayer Neighborhood Park and Gardens

Original 2008 Fee Proposal was based on an assumed \$1m construction estimate for modifying an existing building. The original proposal included the following services and task assumptions:

- A. Site Analysis
- B. Community Outreach
 - 1. 7 Steering Committee Meetings and 6 Workshops
 - 2. Presentation to boards, commissions and council
- C. Master Plan
 - 1. Program and design alternatives for *EXISTING BUILDINGS*
 - 2. Building costs for renovation of existing house and barn
 - 3. Implementation plan for building elements
- D. Operating Cost Model and Park Maintenance Plan
 - 1. Provide maintenance cost for buildings
 - 2. Provide lifecycle cost for select materials and finishes
- E. Design and CD's – Phase One was to be initial improvements to the existing residences
 - 1. DD
 - 2. CD
- F. Construction Administration

The actual effort has included:

- A. Site Analysis – as described above
- B. Community Outreach –
 - Meetings with city, stakeholders and groups
 - (8) Community Workshops
 - (10) Steering Committee Meetings
 - (1) Meeting with Seniors
 - (1) Playground Workshop
 - Twenty Plus Meetings with Community Leaders
- C. Master Plan- after investigation and findings of lead, asbestos, mold, accessibility issues, and structural issues, the existing residence was determined to be unsuited for renovation for public use. Building program desired by the community group lead to concept design for:
 - 1. Nine new buildings and structures
 - a. Community Hall
 - b. Outdoor Education Headquarters
 - c. Garden (Kitchen) Pavilion

- d. Kiosco
- e. Barn
- f. Residence
- g. Green House
- h. Lath House
- i. Farm Stand

Numerical program developed during master plan phase (NOTE: Building program was more fully flushed out with City and LandPaths in DD phase)

2. Building costs for nine buildings

4. Master plan and implementation document describing these nine elements building elements

D. Design and CD's

1. SD – FOR NINE BUILDINGS

- a. Community Hall
- b. Outdoor Education Headquarters
- c. Garden (Kitchen) Pavilion
- d. Kiosco
- e. Barn Renovation
- f. Residence
- g. Green House
- h. Lath House
- i. Farm Stand

2. DD – FOR FIVE BUILDINGS

- a. Community Hall
- b. Outdoor Education Headquarters
- c. Garden (Kitchen) Pavilion
- d. Kiosco
- e. Barn Renovation

Meetings:

- (1) Health Department
- (1) County Building Department
- (X) Steering Committee
- (X) Community
- (1) Design Review Presentation to City of Santa Rosa

Program development meetings:

- (3) Program meetings with City and LandPaths (accompanied with building design revisions)

(2) Existing conditions review of LandPaths offices in downtown Santa Rosa and coordination with Staff on program requirements

(1) Skate Park meeting with teens and youth in Emeryville and Berkeley

DD drawings:

Completed DD documentation – drawings and outline specification

Completed presentation drawings for Design Review

Engaged a Food Service Consultant for commercial kitchen

Completed building code research

Cost estimate for nine buildings

3. Project Redefinition (Spring/Summer 2013)

Meetings:

(1) Steering Committee

(2) Community

(3 or 4) Client Group

Value Engineering:

Coordinated with design team on design revisions

Coordinated with estimator on reducing construction cost for CH & PV

Revised Community Hall drawings (3 iterations)

Revised Pavilion drawings (2 iterations)

Revised scope and fee

The total request for additional services to offset this expanded scope is **\$319,706**.