

CITY OF CORONADO
TASK ORDER: 26-HOC-001-A
DOWNTOWN BEAUTIFICATION
SCOPE OF SERVICES

Overview

CONSULTANT shall provide professional construction management services to CITY’S Capital Improvement Program (CIP) Downtown Beautification project. CONSULTANT shall provide quality control and constructability review of construction documents provided by City’s consultant, PSOMAS.

Task 1: Quality Assurance and Quality Control Services

CONSULTANT will perform independent and structured review of the bridging documents to make certain the work requirements are clear, the documents are coordinated across the disciplines, and that a contractor can reasonably bid the project based on the documents provided. CONSULTANT will review any design elements that may be inherently difficult to construct and will suggest design alternatives. CONSULTANT will assess documents for compliance with industry standards, cost-effectiveness, and ease of construction, ensuring that recommendations are practical and actionable.

CONSULTANT will provide these constructability reviews at two separate stages of the project: 50% and 90% construction documents. CONSULTANT will provide comments itemized in Excel and corresponding, redlined mark-ups of the Coronado Downtown Beautification Project plans provided in PDF format. CONSULTANT will participate in two separate meetings after each of the constructability reviews. The meetings will focus on discussing review findings, addressing any outstanding constructability concerns, and finalizing agreed-upon design modifications.

50% Construction Document Review

CONSULTANT shall:

- Perform a structured review of clarity, coordination, and feasibility.
- Identify conflicts between disciplines and potential construction obstacles.
- Confirm alignment with 2024 Greenbook and ADA compliance.
- Evaluate staging, access, traffic impacts, utility conflicts, and business-district constraints.
- Provide recommendations for revisions or alternative approaches.

90% Construction Document Review

CONSULTANT shall:

- Perform a comprehensive follow-up review, building on the 50% comments.

- Verify incorporation of previous comments.
- Identify remaining gaps, inconsistencies, or constructability concerns.
- Evaluate final constructability bid readiness, and implementation feasibility.

Deliverables

- Detailed itemized comment log (Excel format).
- Redlined PDF plan set with discipline-specific markups.
- One (1) review meeting following each milestone (two (2) total).

Assumptions

- City and/or PSOMAS will provide documents electronically in PDF format.
- Sheet count expected to be between 55 and 60 sheets.
- Only two review cycles (50% and 90%) and two meetings are included.
- Additional work may be added via amendment if requested.

Exclusions

The following services are not included in this scope unless separately authorized:

- Cost estimating
- Construction management
- Public outreach
- Additional review cycles
- Permitting support
- Surveying, engineering design, or drafting services

CITY OF CORONADO
TASK ORDER: 26-HOC-001-B
DOWNTOWN BEAUTIFICATION
PAYMENT FOR SERVICES

A. PAYMENT FOR SERVICES: This Task Order shall be on a time and materials basis and fees shall not exceed \$23,400 in total. Payments to the CONSULTANT for the DESCRIBED SERVICES under this Task Order shall be made in the form of monthly payments due for each sub-task on a time and materials basis based on the actual and reasonable time spent by CONSULTANT in performing the sub-task, the CONSULTANT’s hourly rates as set forth in ATTACHMENT C to the AGREEMENT, and the reimbursable expenses set forth in ATTACHMENT C to the AGREEMENT. All invoices submitted by the CONSULTANT shall show an hourly reconciliation of time spent on each sub-task and will be billed against this Task Order. The original invoice shall be provided for any subcontracted services. Normal processing time for payments is four (4) weeks.

I. Cost Estimate

Classification	Labor			Total Fees
	Principal Reviewer - DP	Construction Manager - DW	Total Hours	Total
Labor Rate	\$210.00	\$195.00		
Task 1: QA/QC Services	52	64	116	
Review 60 sheets of Construction Documents	24	40	64	\$ 12,840.00
Review of Specifications	16	16	32	\$ 6,480.00
Review of Geotechnical Report	12	8	20	\$ 4,080.00
Total	\$10,920.00	\$12,480.00		\$23,400.00

CITY OF CORONADO
TASK ORDER: 26-HOC-001-C
DOWNTOWN BEAUTIFICATION
SCHEDULE OF SERVICES

CONSULTANT agrees to diligently pursue the DESCRIBED SERVICES in this Task Order. The schedule as described in the sub-task authorization letters contractually obligates the CONSULTANT to perform all services to meet the time duration for sub-task shown unless otherwise approved by CITY.

CONSULTANT will provide QA/QC and constructability review services according to the following table of anticipated schedule milestones.

Activity	Date of Completion
Receive 50% Construction Documents	Milestone #1
Review 1 + Meeting Discussion	Milestone #1 + 3 weeks
Receive 90% Construction Documents	Milestone #2
Review 2 + Meeting Discussion	Milestone #2 + 3 weeks

CITY OF CORONADO
TASK ORDER: 26-HOC-001-D
DOWNTOWN BEAUTIFICATION
LISTING OF SUBCONSULTANTS

Listed below are any and all Subconsultants which the CONSULTANT plans to employ under this AGREEMENT. No change is allowed without the prior approval of the Contract Officer.

SUBCONSULTANT

SUBCONSULTANT

SUBCONSULTANT

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