



July 5, 2023

Mr. Dennis Wilberg
City Manager
City of Mission Viejo
200 Civic Center
Mission Viejo CA 92691

Re: PROPOSAL FOR OSO CREEK PARKING PROJECT

Dear Dennis -

Working with Lee & Sakahara Architects, PRES has directed the conceptual design of a multi-level parking facility to support the initiatives relative to the long-range vision plans for the Oso Creek Golf Course, Canyon Trail and the Aquatic Center (the Northern Recreation Core), as outlined in the Oso Creek Golf Course & Public Space Vision Plan. The parking facility as shown in the attached concept plans is a 4-level structure intended to provide support the maintenance facilities, employee locker rooms and overflow parking for the Oso Creek Golf Course, as well as overflow parking for the Aquatic Center on events days, with the top level developed into a fully amenitized pickle ball complex (the "Parking Structure").

SCOPE OF SERVICES

PRES will provide project management services to oversee and direct the Consultants hired to determine the financial feasibility and funding options, site investigations, formulation, design, entitlement processing and preliminary construction cost estimation in preparation to construct the parking structure and associated amenities of the pickleball courts ("the Project"), as further outlined herein (the "Services"). In return, the City of Mission Viejo (the "City") will compensate PRES for the management and coordination of the effort. To assist the City with its planning and budgeting efforts PRES has assembled cost proposals from the various consultants that will be required to produce a viable conceptual design for the Structure, including soils conditions, unique hydrology of the site, civil engineering, structural engineering, mechanical/electrical/plumbing, landscaping, preliminary construction cost estimates and financing alternatives.

PRES has broken the Project into three phases:

Phase I - Financial Feasibility and Funding Options:

Phase I includes the determination of the amount of public financing sources that could be made available from the Parking Fee Revenues, Lease Revenues, special taxes or assessments to construct and

The PRES Companies

*19782 MacArthur Boulevard, Suite 100, Irvine, CA 92612
Phone: (949) 261-7737 | Fax: (949) 442-1925
www.prescompanies.com*

July 5, 2023

operate the Parking Structure. This will include preliminary construction cost estimates for construction, initial and potential future sources of revenue and the feasibility to finance and fund the development of the Parking Structure.

Phase II - Preliminary Site Investigations:

This phase includes the necessary investigation of soils and topographic conditions, and site limitations establishing baselines for finalizing the Conceptual Design of the Project. This will lead to confirmation that the development of the Project is viable. This Phase has been bifurcated into two Stages: Stage 1 includes the initial Site investigations from Geotechnical and Civil Engineering. Stage 2 includes finalizing conceptual design for Architectural, Civil Engineering and Landscaping.

Phase III – Design Development & Construction Documents:

Phase III includes taking the Project through full Design Development and Construction Documents.

PROPOSED IMPROVEMENTS

The proposed improvement is a newly constructed, 4-level concrete Parking Structure located adjacent to the current surface parking lot of the golf course and over the existing maintenance yard. The ground level is specifically devoted to supporting the maintenance requirements of the golf course, parking and storage of golf carts, employee parking and lounge areas for employees of the golf course and club house. The second and third levels are dedicated to public parking and will provide approximately 368 standard parking stalls. The fourth level includes 28 pickleball courts, a one-story pickleball club house, rest rooms and support facilities. The Parking Structure will be designed to accommodate the following specific parking needs: a) increased golf rounds, b) Pickleball users, c) MAC aquatic events, d) special events and public activities of the Golf Course and its facilities and e) future upgrades and expansion of the existing Oso Creek clubhouse and dining facility consistent with the OSO CREEK GOLF COURSE & PUBLIC SPACE VISION PLAN. The Parking Structure will provide overflow parking for the Aquatic Center, Canyon activities, Golf Course event/business activities (present and future) as well as Pickleball and tennis users.

RECOMMENDED ADDITION OF ACCESS BRIDGE

PRES is recommending the consideration and inclusion of a fly-over pedestrian bridge connecting the proposed Project and Parking Structure with the Aquatic Center parking facilities, above Casa del Sol Drive, to provide safe pedestrian movement between the facilities as well as creating an entry statement for auto and pedestrian arrival at Oso Creek and MAC. If the inclusion of a pedestrian bridge is desired by the City, an amendment to the Services and Contract Agreement will need to be executed. And each Consultant will need to prepare and submit amendments to their proposals to include the pedestrian bridge work.

THE SERVICES

PRES will work with the Phase I financial feasibility consultant providing necessary information, cost estimates and sources of revenue for the consultant to complete their scope of work. The result will be a list of alternative public finance vehicles, evaluate P3 alternatives, including public finance alternatives, and provide an analysis of revenue bonds programs available to support the project's feasibility.

PRES will manage and direct the Phase II Preliminary Site investigations and Architects conceptual design of the Parking Structure through oversight of the activities and deliverables of the Architect and Consultants as follows:

1. Initial Site Investigations: Manage the Geotechnical and Civil Engineering consultants to determine the constructability and feasibility to build the Parking Structure and associated facilities.
2. Architectural Design: Direct and coordinate the Architect and its subconsultants to deliver to the City of Mission Viejo Conceptual Design plans for the construction of the proposed Parking Structure, ready for development into construction documents in the future when approved, under a separate contract (Phase II).
3. Develop preliminary construction cost estimates to build the proposed Parking Structure.

Upon approval of the Phase II work and authorization to proceed, PRES will manage and direct the Phase III Design Development work, by the Consultants, to prepare the Construction Drawings for eventual Construction.

TIMELINE OF WORK

Phase I – Public Facilities Financing Options – Approximately 3 months.

- Develop Project Land Uses, Estimated Facilities Development Costs, Operations/Programming net revenues and identify additional and future sources of revenues.
- Prepare and deliver a Public Finance Alternatives Memo.
- Assist in the evaluation of P3 Alternatives.
- Investigate Capacity Analysis for various revenue alternatives.

Phase II - Conceptual Design – Approximately 6 to 9 months

- Soils Investigations
- Civil Engineering
- Architectural Concept Revisions (as necessary)
- Landscape Architectural Conceptual Design
- Preliminary Construction Cost Estimates

Phase III - Design Development and Construction Documents – Approximately 6 to 9 months

- GMU Geotechnical Reports and Recommendations
- Architectural Design Development
- Mech/Elec//Plumbing Design Development
- Civil Engineering

OSO CREEK PARKING STRUCTURE PROPOSAL

July 5, 2023

- Traffic impacts, access limitations and flow reports, and mitigation recommendations
- Landscape Design Development
- Water Course Investigations
- Traffic Investigations

CONSULTANTS

PRES has assembled a consultant team (collectively “Consultants”) to accomplish the following:

- Determine preliminary project cost estimates, sources of revenues, including parking fee revenues.
- Determine public financing vehicles available from parking fee revenues, lease revenues, and event traffic.
- Complete the investigations necessary to determine soils and geologic conditions and limitations.
- Complete Civil Engineering scope of work to identify survey boundaries, topographical conditions and limitations and other potential impacts.
- Complete conceptual design to construction documentation in advance of submitting for building permits.
- Develop landscape design concepts and prepare plans and specifications for construction documentation in advance of submitting for building permits.
- Complete preliminary construction cost estimating and budgets.

Public Financing Analysis: dta
 Kuda Wekwete - Managing Director
 Website: www.FinanceDTA.com

Architectural: Lee & Sakahara Architects, Inc.
 Doug Lee Principal
 Website: www.leesack.com

Geotechnical: GMU Geotechnical, Inc.
 Lisa Bates
 Website: www.gmugeo.com

Civil Engineering: Fuscoe Engineering
 Mark Nero
 Website: www.fuscoe.com

Landscape: C2 Collaborative Landscape Architecture
 Jack Harden President
 Website: www.c2collaborative.com

OSO CREEK PARKING STRUCTURE PROPOSAL

July 5,2023

OUTLINE OF PHASE I COSTS

Phase I	Public Facilities Finance Alternatives	Cost
Public Financing Strategies	Public Finance Consultant Services	\$26,000
PRES Project Management Services	Monthly @\$15,000/Mo. 3-Months est. Automatic Month to Month	\$45,000
Total Phase I Costs		\$71,000

OUTLINE OF PHASE II COSTS

Phase II	Conceptual Design	Cost
First Stage	Initial Site Investigations	
Geotechnical Services	Phase I Preliminary Geotechnical Studies & Findings	\$49,500
Civil Engineering Services	Survey & Mapping Tasks	\$47,400
PRES Project Management Services	Monthly @\$15,000/Mo. 3-Months est. Automatic Month to Month	\$45,000
Total First Stage Costs		\$141,900
Second Stage	Finalize Conceptual Design	
Architectural Services	Conceptual Design	\$100,000
Civil Engineering Services	Schematic Design	\$38,900
C2 Collaborative Landscape	Concept Design	\$5,500
C2 Collaborative Landscape	Schematic Design	\$8,000
PRES Project Management Services	Monthly @\$15,000/Mo. 3-months est. Automatic Month to Month	\$45,000
Total Second Stage Costs		\$197,400
Total Phase II		\$339,300

PHASE III DESIGN DEVELOPMENT, SCHEMATIC DESIGN AND CD PRODUCTION

Upon completion of Phases I & II, confirmation of the Projects viability and the City’s approval to begin Phase III, the following costs outline is provided.

Phase III	Completed Design Development, Schematic & CD Production	Cost
Architectural Services	Design Development thru CDs	\$1,360,000
Geotechnical Services	Phase 2 Geotechnical Investigations to Support Design Development	\$30,500
Geotechnical Services	Review of Design Development	\$13,000
Civil Engineering	Civil Design Development	\$76,400
Civil Engineering	Civil Construction Documents	\$163,400
C2 Collaborative Landscape	Schematic Design	\$8,000
C2 Collaborative Landscape	Design Development	\$13,000
C2 Collaborative Landscape	Construction Documents	\$21,000
PRES Project Management Services	Monthly @\$15,000/Mo. 6-months est. Automatic Month to Month	\$90,000
Total Phase III		\$1,775,300

The PRES Team: The PRES team has well over 100 years of combined experience in commercial real estate and has been involved in a wide range of real estate projects, including hospitality, food and beverage, office, industrial, retail, residential, medical and special purpose facilities.

Flexible Service Platform

PRES's business model allows it to tailor the team and resources allocated to every project or property that we are involved with. The client benefits from a hand-selected team chosen for their qualifications and ability to contribute to the success of an assignment. There is no corporate mandate to utilize investment resources.

Lasting Business Relationships

PRES's focus is long-term. The goal is to create lasting relationships, not just close deals.

We Think Like Owners

PRES is a commercial property owner, so we understand the decisions and challenges our clients face.

Should you have any questions or comments regarding this Proposal For the Oso Creek Parking Structure Project, please do not hesitate to contact me at (949) 442-5962 or email bschroth@prescompanies.com.

Sincerely,

PROFESSIONAL REAL ESTATE SERVICES, INC,
a California Corporation

By:



Bradley W. Schroth

Managing Member / Authorized Signatory

EXCLUSIONS

This Proposal specifically excludes the following:

- 1) CEQA process. At the City's option, PRES can assemble the team and direct the proposed project through the California Environmental Quality Act (CEQA) process.
- 2) CEQA-related items such as water course investigation and traffic analysis, and their remediation, are excluded. If these are required in CEQA, PRES would oversee the report and inclusion under a separate contract.
- 3) Traffic Studies
- 4) Processing Building Permits. PRES can provide these services under a separate contract.
- 5) Construction Management and Bidding. PRES would provide these services under a separate contract.
- 6) Pickleball Business Plan. PRES has the resources to develop a Business Plan and would oversee and manage the Pickleball Operations under a separate contract.
- 7) Development of Parking Service Management Plan and Business Plan for Parking Structure. PRES has the resources to put together a Business Plan and would oversee and manage the Parking Operations under a separate contract.
- 8) Oversight of the pedestrian bridge process including conceptual planning to completion of design development. PRES would provide these services under a separate contract.

Appendixes

- A. Preliminary Conceptual Design
- B. Programing Outline
- C. Individual Consultant Proposals

Appendix A
PRELIMINARY CONCEPTUAL DESIGN

OSO CREEK GC CLUBHOUSE
 MISSION VIEJO, CA



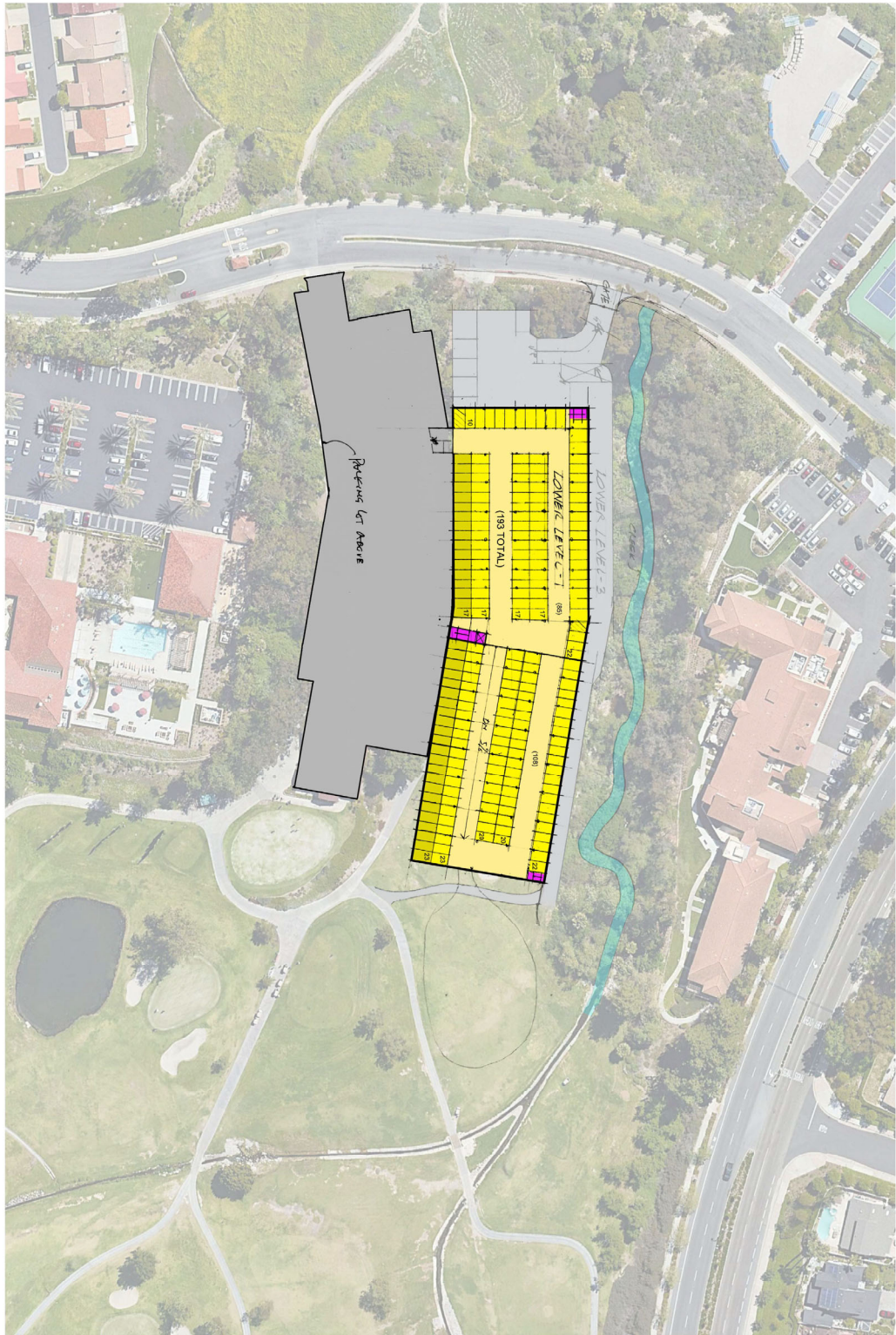
HE & SWANICK
 ARCHITECTS INC.
 11500 CALIFORNIA ST. SUITE 100
 MISSION VIEJO, CA 92690
 11/20/2022



GROUND LEVEL PLAN

A-1

MISSION VIEJO, CA
OSO CREEK GC CLUBHOUSE



LOWER LEVEL-1 PLAN

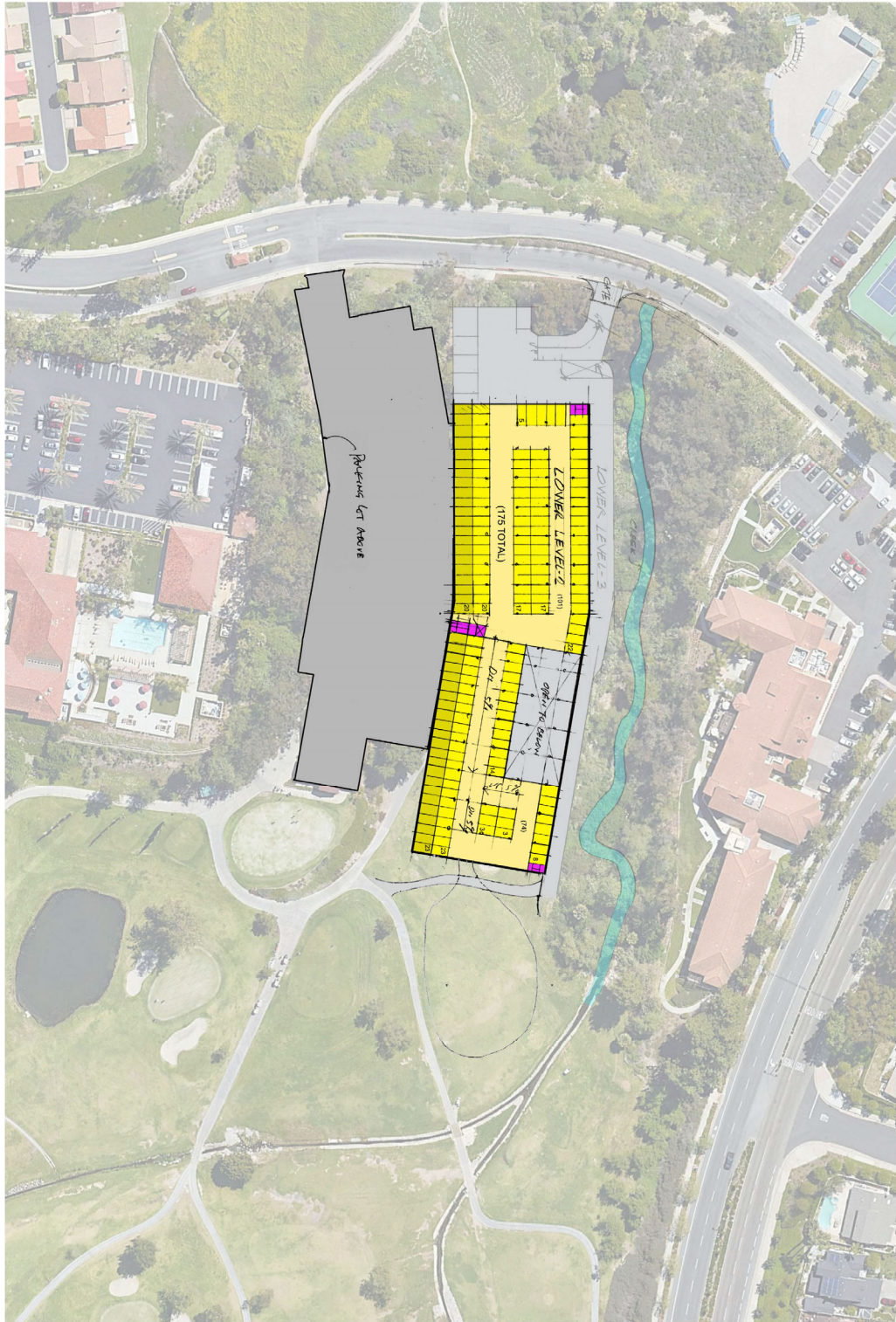


LEE & SAKAMURA
ARCHITECTS, INC.
11001 CALIFORNIA STREET, SUITE 200
MISSION VIEJO, CA 92683
TEL: 714.947.1100
FAX: 714.947.1101
WWW.LEEANDSAKAMURA.COM
220017 11/20/2022



A-2

OSO CREEK GC CLUBHOUSE
 MISSION VIEJO, CA



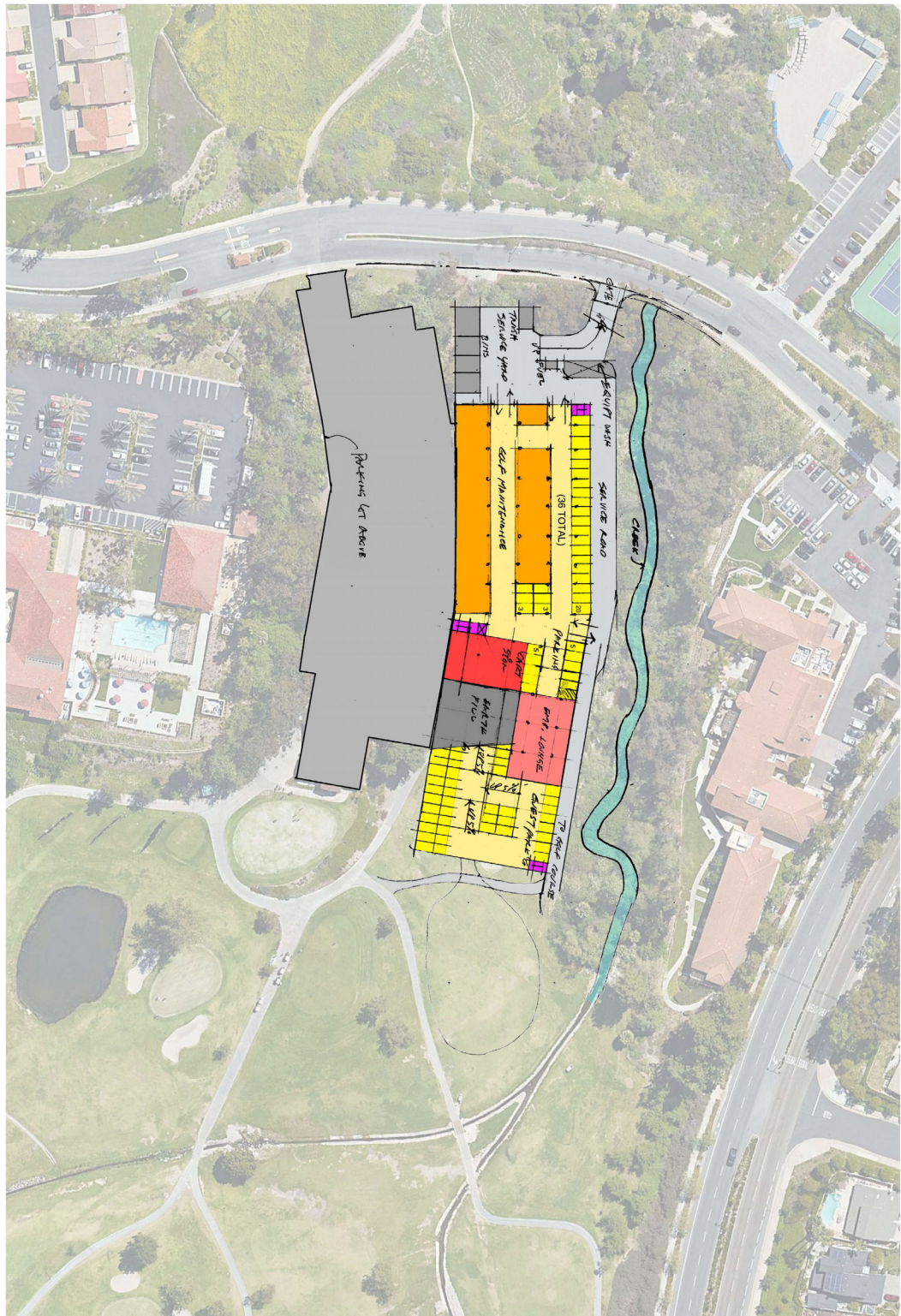
LOWER LEVEL-2 PLAN

LEE R. SYMONIANKA
 ARCHITECT
 11/20/2022



A-3

OSO CREEK GC CLUBHOUSE
MISSION VIEJO, CA



LOWER LEVEL - 3 PLAN



LEE & SAKAHARA
ARCHITECTS, INC.
11100/2022



Appendix B
PROGRAM OUTLINE

OSO CREEK PHASE-1 PARKING / PICKLEBALL

■ PROGRAMMING

- SERVICE YARD
 - NO. OF BINS
 - TRASH
 - FUEL STATION
 - EQUIPMENT WASH AREA
- STORAGE
 - EQUIPMENT STORAGE
 - ✓ NO. OF APPARATUS
 - ✓ SMALL TOOL STORAGE
 - FERTILIZER STORAGE
 - PESTICIDE STORAGE
 - IRRIGATION PARTS STORAGE
- EMPLOYEE AREA
 - LUNCH ROOM
 - SHOWER / LOCKER ROOM (M/F)
 - OFFICES
 - NO. OF PARKING
- REPAIR SHOP
 - LIFT
 - WORK BENCH
 - PARTS STORAGE
 - OFFICE
 - TOOL ROOM
 - WASTE OIL
 - COMPRESSED AIR
- CART STORAGE
 - NO. OF CARTS
 - CART REPAIR
 - PARTS STORAGE
 - CART WASH AREA
- GUEST PARKING
 - CODE CHECK
 - NO. OF STALLS
- PICKLEBALL COURT
 - NO. OF COURTS
 - CLUB BUILDING
 - ✓ LOBBY / FRONT DESK
 - ✓ PRO OFFICE
 - ✓ ADMIN OFFICE
 - ✓ BAR
 - ✓ SNACK BAR OR VENDING
 - ✓ RESTROOMS
 - ✓ PRO SHOP
- SITE
 - MAIN ENTRY
 - NEW SERVICE ENTRY
 - OFF-SITE MEDIAN CUT LEFT TURN ONLY

- CLUBHOUSE PORTE COCHERE – DEFER TO PHASE 2
- CREEKSIDE PEDESTRIAN PATHWAY / TUNNEL
- NEW PARKING LOT LIGHTING

■ CITY REVIEW AND APPROVAL

- PROGRAM
- CONCEPT DESIGN
- CITY ENTITLEMENT PROCESS
- PUBLIC HEARING

■ PROJECT SCHEDULE

- ASSEMBLE PROJECT TEAM
- SURVEY
- GEOTECHNICAL
- PROGRAMMING
- CONCEPT DESIGN
- CITY APPROVAL
- COST ESTIMATING

- PUBLIC HEARING
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PLAN CHECK
- BIDDING
- CONSTRUCTION

■ CONCEPT DESIGN DELIVERABLES

- FINAL PROJECT PROGRAM
- SITE PLAN PHASE-1
- FLOOR PLANS – ALL LEVELS
- EXTERIOR ELEVATIONS – ALL SIDES
- BUILDING SECTIONS
- MATERIAL / COLOR BOARD
- PRELIMINARY COST ESTIMATE

Appendix C
INDIVIDUAL CONSULTANT PROPOSALS

DTA – Proposal Dated July 3rd, 2023

LEE & SAKAHARA ARCHITECTS, INC – Proposal Dated January 11, 2023

FUSCOE ENGINEERING – Proposal Dated January 17,2023

GMU GEOTECHNICAL SERVICES – Proposal Dated January 12, 2023

C2 COLLABORATIVE – Proposal Dated January 13, 2023