

**FIRST AMENDMENT TO THE  
CONSULTANT AGREEMENT BETWEEN THE CITY OF HAWTHORNE  
AND RANIA ALOMAR ARCHITECT, INC DBA RA-DA**

This First Amendment to the Consultant Agreement for Design Services for the Senior Center Project is made this 25<sup>th</sup> day of February 2025 by and between the City of Hawthorne, a California municipal corporation ("City") and Rania Alomar Architect, Inc. dba RA-DA ("Consultant").

**RECITALS**

**WHEREAS** the City and Consultant are parties (Collectively, "Parties") to a Consulting Agreement for Services dated December 13, 2023 ("Agreement").

**WHEREAS**, Section 2 "Services" provision in the Agreement referenced and incorporated an Exhibit A that contained the service to be provided by Consultant under the Agreement but that "the Consultant may be asked to provide additional services if necessary during the term of this Agreement."

**WHEREAS**, pursuant to the said "Services" section of the Agreement, the City asked Consultant for additional services, including, but not limited to, additional interior design additions, phase changes to the project, and low voltage / structured cabling and security design as fully described in Exhibit C, attached hereto and incorporated herein, which resulted in the additional service charges described herein as SS03 and SS04 with the charges of \$138,902 and \$219,475 respectively or \$358,377 collectively.

**WHEREAS**, pursuant to Section 4 "Payment" (b) of the Agreement, which requires additional services to be authorized in writing, City and Consultant desire to amend the Agreement and authorize the additional services as described in Exhibit C.

**WHEREAS**, City has updated its insurance requirements of all consultant agreements by increasing the insurance coverage limits and Consultant hereby intends to abide by the increase insurance coverage limit requirements.

NOW, THEREFORE, in consideration of the Parties' performance of the promises, covenants, and conditions stated herein, the Parties hereby agree as follows:

Section 2 of the Agreement is hereby deleted and replaced by a new Section 2, which shall read as follows:

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibits A and C, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

Section 9 (A) of the Agreement is hereby deleted and replaced by a new Section 9, which shall read as follows:

**9. INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of \$2,000,000 per occurrence and \$4,000,000 general aggregate for loss or damages because of wrongful or negligent acts or omissions by named insured.

Except as specifically amended by this First Amendment, all other provisions of the Agreement shall remain in full force and effect.

**IN WITNESS THEREOF**, the City and RADA have executed this First Amendment as of the day and year written above.

**CITY OF HAWTHORNE,**  
CALIFORNIA, a municipal corporation

**CONSULTANT**  
Rania Alomar Architect, Inc. dba  
RA-DA

\_\_\_\_\_  
**VONTRAY NORRIS**  
City Manager  
City of Hawthorne

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
**ROBERT KIM**  
City Attorney  
City of Hawthorne

\_\_\_\_\_  
**DAYNA WILLIAMS-HUNTER**  
City Clerk  
City of Hawthorne

# RA-DA

## HAWTHORNE SENIOR CENTER

PROPOSED FEE ADJUSTMENT

02.20.2025

### CONSTRUCTION COST SUMMARY

	<i>area</i>	<i>cost per sf</i>	
NEW BUILDING	8600	\$800	\$6,880,000
EXISTING RENO	8400	\$500	\$4,200,000
SITE	15000	\$90	\$1,350,000
<b>BUILDING AND SITE CONSTRUCTION COST</b>			<b>\$12,430,000</b>
<i>AE FEE TYPICAL 12% - 15%</i>			<i>\$1,491,600 12%</i>
<b>CURRENT APPROVED FEE:</b>			<b>\$790,722</b>

Discipline	APPROVED FEES		For Review:	
	DOCUMENTS & PLAN CHECK		SS03	SS04
	Base Fee	SS01 SS02	BASE - Add Fee	CA - Add Fee
Architectural	\$289,880		\$60,000	\$136,000
Structural	\$45,600	\$22,500	\$78,902	\$40,000 *
Civil		\$26,000		\$6,000 *
Landscape	\$46,500			\$9,000
Mechanical Plumbing	\$102,500			\$12,975 *
Electrical				\$14,100 *
Fire/Life Safety	\$57,900			
AV/ Low Voltage	\$39,160			
Specifications	\$35,000			\$1,400
Cost Estimator	\$58,410			
Geotechnical Investigation	\$14,600			
Hazardous Materials	\$10,272			
Building Envelope	\$24,200			
Elevator Consultant	\$10,700			
Kitchen Consultant	\$7,500			
		\$790,722	\$138,902	\$219,475
		<b>TOTAL APPROVED</b>		
		<b>NEW TOTAL</b>	\$929,624	\$1,149,099
<i>NEW TOTAL AS PERCENTAGE OF CONSTRUCTION COST</i>			<i>7.5%</i>	<i>9.2%</i>

\* BILLED HOURLY TO A MAXIMUM NUMBER OF HOURS (NOT TO EXCEED AMOUNT LISTED)

# RA-DA

Rania Alomar Architect, Inc  
7523 Norton Avenue, West Hollywood, CA 90046  
T. 323 851-4040 / F. 810 821-0449 / www.ra-da.com

October 23, 2024

To: Akbar Farohki

PROJECT TITLE: HAWTHORNE SENIOR CENTER

## SS03 - Supplemental Services

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Increase to Base Fee: Additional Services for Construction Documentation and Permit Process based on increased building design scope and budget.

ARCHITECT	RA-DA	\$60,000.00
STRUCTURAL ENGINEER	LFA	\$78,902.00
<b>TOTAL ADDITIONAL FEE:</b>		<b>\$138,902.00</b>

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Sincerely,



Rania Alomar, AIA

Date: 10/23/2024

# HAWTHORNE SENIOR CENTER

## DESIGN TO DOCUMENTATION PHASES - Project Report

**Date:** All  
**Client:** Hawthorne, City of  
**Project:** 202315.01-Senior Center  
**Date:** From Start to September 30th 2024

Task	Personnel	Hours	Rate	Fee
23 - Designer	Aida, Shirazi	239.00	160.00	\$38,240.00
23 - Principal	Alomar, Rania	293.00	250.00	\$73,250.00
23 - Project Manager /	Green, Michael	72.50	200.00	\$14,500.00
22 - Designer	Hernandez, Luisana	1,016.00	175.00	\$177,800.00
22 - Designer	Kleeman, Hayley	329.50	175.00	\$57,662.50
22 - Designer	Rahim, Delara	204.50	175.00	\$35,787.50
23 - Project Manager /	Wu, Catherine	11.25	200.00	\$2,250.00

*Work Completed to date:* 2165.75 \$399,490.00

Budgeted Hours 1612

Overage 554

<b>Add Fee to cover overage for work through september 30th 2024</b>	<b>\$60,000.00</b>
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September 25, 2024

Michael Green, WELL AP  
RA-DA  
7523 Norton Ave.  
West Hollywood, CA 90046  
[mike@ra-da.com](mailto:mike@ra-da.com)

Subject: City of Hawthorne Senior Center  
Structural Add Service #2 - Additional Structural Engineering  
LFA Job No. 23874

As discussed with Mr. Akbar Farohki on 09.24.24, we are submitting our proposal for additional structural engineering services unforeseen during the bid process of the RFP.

Our original fee was based on the RFP for City of Hawthorne Senior Center dated 10.10.23.

The structural scope was described in the RFP as a 10,000 SF 2<sup>nd</sup> floor addition to the existing, 9,600 SF wood-framed Senior Center building with one new stair, elevator, and patio deck and renovation of the existing space.

During design, the scope evolved into two (2) separate, but interconnected structures. The new structure would become a wood-framed roof, with a steel-framed lateral force resisting system on the 2<sup>nd</sup> floor, atop a Concrete Podium, in addition to the renovation of the existing space. The final design now includes approximately 18,400 SF addition on two levels adjacent to the existing 6,000 SF building, with two (2) stairs and a seismic separation between the new and existing structures.

Additional structural analysis not originally anticipated included:

1. Seismic Analysis for the Concrete Podium structure, including CMU shear walls and foundations
2. Gravity Analysis for the Concrete Podium structure, including a two-way structural slab, supported on concrete columns, and spread footings

A back-up of the total hours spent have been included. Below is a summary of the hours and rates spent for each phase of the project.

	Billing Rate	SD		DD	
		Hours	Cost	Hours	Cost
Principal/Project Manager	\$ 275.00	42	\$ 11,550.00	45	\$ 12,375.00
Project Engineer	\$ 185.00	11	\$ 2,035.00	124.5	\$ 23,032.50
Drafter	\$ 145.00	3	\$ 435.00	44	\$ 6,380.00
<b>Sub-totals</b>			<b>\$ 14,020.00</b>		<b>\$ 41,787.50</b>

	Billing Rate	CD		BD	
		Hours	Cost	Hours	Cost
Principal/Project Manager	\$ 275.00	58.5	\$ 16,087.50	7.5	\$ 2,062.50
Project Engineer	\$ 185.00	180	\$ 33,300.00	16	\$ 2,960.00
Drafter	\$ 145.00	87	\$ 12,615.00	6	\$ 870.00
<b>Sub-totals</b>			<b>\$ 62,002.50</b>		<b>\$ 5,892.50</b>

Total Fee Spent: \$123,702.50  
 Original Fee: \$ 44,800.00  
 Additional Fee Required: \$ 78,902.50


**Fee**

We propose to provide the above-listed design services for an additional lump-sum fee of \$70,000, plus customarily reimbursed expenses in accordance with our Original Base Contract.

If this proposal is acceptable, please sign and email back to us. If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates



Jacob Rodriguez, S.E.  
 Principal

This proposal is open for acceptance for 180 days from the date above.  
 All other Terms & Conditions shall be based on the original Contract.

Authorized to Proceed:  
 RA-DA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# John Labib Structural Engineers, LLP

319 Main Street  
 El Segundo, CA 90245-  
 Tel: 213-239-9700

## Hours Detail by Project & Task with Memo

Printed on: 10/2/2024

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
<b>Project (Name) - 23874:00 (City of Hawthorne Senior Center SD)</b>			
<b>00:Eng</b>			
3/26/2024	Archie Bermudo	1.00	update Arch backgrounds and fix GL and Tblock
3/28/2024	Dipo Arjanggih	2.00	Structural - Back check
1/29/2024	Alan Kuang	1.00	Review As Builts to see if additional material testing is required.
1/30/2024	Alan Kuang	2.00	Review As Builts to see if additional material testing is required
4/12/2024	Mohammed Hisham	8.00	Studying drawings and ETABS modeling.
11/27/2023	Jacob Rodriguez	1.00	Meeting w/City
11/29/2023	Jacob Rodriguez	0.50	Correspondence with Arch
12/5/2023	Jacob Rodriguez	1.00	Conf Call/Civil Proposal Coordination
12/6/2023	Jacob Rodriguez	0.50	Civil Scoping Meeting w/Client
12/8/2023	Jacob Rodriguez	1.00	Conf Call Pre-presentation Meeting
12/12/2023	Jacob Rodriguez	3.00	Potential: Hawthorne Sr. Center Bldg: City Council Meeting
1/4/2024	Jacob Rodriguez	0.50	Call w/Arch
1/9/2024	Jacob Rodriguez	0.50	Project Management Set-up + Coordinating Kick-off meeting
1/16/2024	Jacob Rodriguez	5.50	Kick-off meeting for City Yard (1 hour) Kick-off meeting for Senior Center + Site Walk (2.5 hours) Meeting at City Hall to Pick up Drawings (1 hour) Upload As-built Plans (1 hour)
1/29/2024	Jacob Rodriguez	0.50	Coordination w/AK (As-built Dwg Review)
2/1/2024	Jacob Rodriguez	0.50	Correspondence w/Arch
2/6/2024	Jacob Rodriguez	1.00	Architectural Design Presentation
2/12/2024	Jacob Rodriguez	0.50	Coordinate w/Arch
2/14/2024	Jacob Rodriguez	0.25	Contract Coordination
2/16/2024	Jacob Rodriguez	0.50	Correspondence
2/27/2024	Jacob Rodriguez	2.00	City Council Meeting
2/29/2024	Jacob Rodriguez	0.50	Correspondence w/Arch
3/11/2024	Jacob Rodriguez	0.25	Coordination w/Client
3/12/2024	Jacob Rodriguez	1.00	Coordination Call w/Arch
3/18/2024	Jacob Rodriguez	3.00	Conceptual Design Markups
3/19/2024	Jacob Rodriguez	1.50	Coordination Meeting w/Client
3/20/2024	Jacob Rodriguez	2.00	SD Markups
3/21/2024	Jacob Rodriguez	1.75	SD Markups
3/21/2024	Jacob Rodriguez	0.25	SD Markups

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
3/22/2024	Jacob Rodriguez	1.00	Coordinate w/Arch
3/25/2024	Jacob Rodriguez	1.00	Coordination w/Civil
3/26/2024	Jacob Rodriguez	5.00	SD Markups
3/27/2024	Jacob Rodriguez	2.00	SD Drawings
3/28/2024	Jacob Rodriguez	2.00	SD Coordination I
3/29/2024	Jacob Rodriguez	2.00	Basis of Design
Total for 00:Eng		56.00	
Total for 23874:00 City of Hawthorne Senior Center		56.00	
		SD	

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## Hours Detail by Project & Task with Memo

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
<b>Project (Name) - 23874:01 (City of Hawthorne Senior Center DD)</b>			
<b>00:Eng</b>			
4/8/2024	Dipo Arjanggih	6.00	Structural plan - back check
5/10/2024	Dipo Arjanggih	4.00	Background update & back check
5/3/2024	Alan Kuang	2.00	Markups, Calculations
5/6/2024	Alan Kuang	1.00	calculations + markups for (E) Senior Center Bldg
5/9/2024	Alan Kuang	2.50	Markups, Calculations for (E) Senior Center
5/10/2024	Alan Kuang	2.00	Markups, Calculations for (E) Senior Center
5/13/2024	Alan Kuang	2.00	markups, calculations for (E) Senior Center
4/18/2024	Mina Tooma	10.00	Creating Loading keyplans. Calculating roof loads based on trip area. creating SAFE model for Level 2.
4/19/2024	Mina Tooma	5.00	Fixing issues with the model. Check deflection and doing trials to fix over deflected parts.
4/22/2024	Mina Tooma	4.00	Doing some trials to reduce the deflection at the cantilever and lower side parts.
4/24/2024	Mina Tooma	1.00	check deflection values and creating output file to track the change in sections w/ corresponding deflection values.
4/29/2024	Mina Tooma	8.00	doing more trials to make deflection work. check punching shear and adding drop panels for it. markups for design strips. print out for SAFE output to discuss it with Jacob.
4/30/2024	Mina Tooma	1.00	update SAFE model with Jacob comments.
5/1/2024	Mina Tooma	1.00	check results and update the printout for SAFE.
5/2/2024	Mina Tooma	7.50	Creating PT Model for L2, but did not complete after coordinating beam depths with Arch. defining designing strips in Safe and updating the markups for it.
5/9/2024	Mina Tooma	2.50	backcheck for drafted markups. review safe model.
5/10/2024	Mina Tooma	6.00	Markups for add bars, specific details. beams schedule.
5/13/2024	Mina Tooma	1.00	backcheck for marked markups.
4/19/2024	Marina Emin	2.00	Drafting engineer markup
4/15/2024	Mohammed Hisham	8.00	Studying drawings and ETABS modeling.
4/16/2024	Mohammed Hisham	8.00	loading criteria and ELF.
4/17/2024	Mohammed Hisham	8.00	CMU wall design and layout
4/18/2024	Mohammed Hisham	8.00	CMU wall design and layout
4/19/2024	Mohammed Hisham	8.00	SCBF design
4/26/2024	Mohammed Hisham	8.00	SCBF details steel columns RC columns
5/8/2024	Mohammed Hisham	4.00	markups
5/10/2024	Mohammed Hisham	8.00	markups
5/13/2024	Mohammed Hisham	8.00	markups
4/1/2024	Jacob Rodriguez	1.00	Coordination w/FL (Civil)
4/2/2024	Jacob Rodriguez	1.00	SD Drawing Review
4/4/2024	Jacob Rodriguez	4.00	Analysis + Markups
4/5/2024	Jacob Rodriguez	1.50	Drawings Markups
4/8/2024	Jacob Rodriguez	1.00	DD Kick-off Meeting w/ MH and MT
4/9/2024	Jacob Rodriguez	1.00	Coordination Meeting w/Arch

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## Hours Detail by Project & Task with Memo

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
4/10/2024	Jacob Rodriguez	1.00	Coordination w/MH - Dwg Markups
4/11/2024	Jacob Rodriguez	1.00	Coordination markups
4/12/2024	Jacob Rodriguez	2.00	Coordination Meeting w/City (DD Kick-off)
4/15/2024	Jacob Rodriguez	0.50	Correspondence from RADA
4/16/2024	Jacob Rodriguez	2.00	Markups
4/17/2024	Jacob Rodriguez	2.00	Meeting w/Plan Reviewers
4/19/2024	Jacob Rodriguez	1.00	Backchecks & Coordination w/team
4/23/2024	Jacob Rodriguez	0.50	Correspondence w/RADA
4/24/2024	Jacob Rodriguez	0.50	Correspondence
4/26/2024	Jacob Rodriguez	0.50	Coordination
4/29/2024	Jacob Rodriguez	0.50	Coordinate Slab Design w/MT
4/30/2024	Jacob Rodriguez	3.00	Coordination w/ MT & MH & Dwg Review
5/1/2024	Jacob Rodriguez	2.00	Coordination Call w/Arch
5/2/2024	Jacob Rodriguez	1.00	Coordination w/Arch
5/3/2024	Jacob Rodriguez	0.50	Coordination w/Arch
5/6/2024	Jacob Rodriguez	2.50	Coordination Meeting w/MH
5/7/2024	Jacob Rodriguez	3.00	Coordination w/team
5/8/2024	Jacob Rodriguez	1.00	Coordination w/team
5/9/2024	Jacob Rodriguez	2.50	Meeting w/Arch
5/10/2024	Jacob Rodriguez	1.00	Coordination w/team
5/13/2024	Jacob Rodriguez	5.00	DD Markups/Coordination w/Arch
5/14/2024	Jacob Rodriguez	1.00	DD Drawings Review/Submittal
5/15/2024	Jacob Rodriguez	1.50	Submit 100% DD Drawings and Review
3/21/2024	Sujin Isravel	4.00	Markups
3/27/2024	Sujin Isravel	4.00	Markups
5/7/2024	Sujin Isravel	6.00	Markups
5/14/2024	Sujin Isravel	8.00	Foundation and framing markups
4/19/2024	Shiva Chandiran	4.00	Markups
Total for 00:Eng		207.50	
Total for 23874:01 City of Hawthorne Senior Center		207.50	
DD			

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## Hours Detail by Project & Task with Memo

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
<b>Project (Name) - 23874:02 (City of Hawthorne Senior Center CD)</b>			
<b>00:Eng</b>			
7/31/2024	Omar Mauricio	1.50	QA/QC
8/2/2024	Omar Mauricio	5.00	QA/QC
7/16/2024	Dipo Arjanggih	0.25	Structural Plan - back check
7/16/2024	Dipo Arjanggih	2.75	Structural Plan - back check
7/31/2024	Dipo Arjanggih	2.00	Structural Plan - Back check
5/29/2024	Alan Kuang	1.00	markups and details for (N) wood framing
6/3/2024	Alan Kuang	2.00	(E) Wood Building Markups
6/4/2024	Alan Kuang	2.00	(E) Wood Building Markups, Design Structural Steel Stairs, Markups for General Note Sheets
6/5/2024	Alan Kuang	2.00	Steel Stair Design, Curtainwall Design
6/6/2024	Alan Kuang	2.00	Steel Stair Design, Curtainwall Design
6/12/2024	Alan Kuang	2.00	coordination with RA-DA (CMU detailing, connection for post and beam detail), detailing for (E) senior center
6/13/2024	Alan Kuang	1.00	markups for steel stairs & storefront system
7/8/2024	Alan Kuang	1.50	markups, update drawings
7/10/2024	Alan Kuang	1.00	Markups, drafting, details
7/11/2024	Alan Kuang	3.00	PC Progress Set - Markups, Detailing, Calculations
7/12/2024	Alan Kuang	3.00	PC Progress Set - Markups, Detailing, Calculations
7/15/2024	Alan Kuang	4.00	Coordination Comments w/ Arch, Markups
7/16/2024	Alan Kuang	2.00	coordination, markups
7/17/2024	Alan Kuang	2.50	compile calculation package, markups, details
7/23/2024	Alan Kuang	1.00	update calculation package
7/24/2024	Alan Kuang	4.00	markups, detailing, update BG, calculations for NLB CMU walls
7/25/2024	Alan Kuang	1.00	markups, update calculations
7/26/2024	Alan Kuang	2.00	verify RTU at roof, markup plans
7/29/2024	Alan Kuang	2.00	markups, calculations
7/30/2024	Alan Kuang	4.00	Markups, calculations, detailing
7/31/2024	Alan Kuang	4.00	Markups, calculations, detailing, send over set for peer review
8/5/2024	Alan Kuang	1.50	Coordination Call for Perforated Panels, Markups
8/6/2024	Alan Kuang	1.00	Update Lateral Design based of Internal Review Comments
8/7/2024	Alan Kuang	1.50	Coordination - Schematic Framing for Screen Wall on North West Portion of Bldg

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
8/15/2024	Alan Kuang	1.00	markups for perforated screen wall
6/4/2024	Mina Tooma	4.00	Review Background. Check punching. adding Markups for Slab Reinf.
6/6/2024	Mina Tooma	6.00	review latest background. update SAFE model. Doing some markups for 2nd floor slab design.
8/6/2024	Mina Tooma	7.00	Doing Melissa comments. Adding Markups. Review Arch drawings for additional needed details.
8/9/2024	Mina Tooma	2.00	backcheck and adding some more markups.
8/12/2024	Mina Tooma	10.00	Continue W/ Melissa comments and Plan check. check some Misc. items. Add markups for more details.
8/13/2024	Mina Tooma	8.50	Continue W/ Melissa comments and Plan check. check some Misc. items. Add markups for more details.
8/14/2024	Mina Tooma	10.00	Backcheck and doing last minute modifications on drawings. Finalize the calculation sheet. review and finalize the plan check comments (Responses). Review Sheet index. sending the whole set to the Architect.
7/11/2024	Marina Emin	6.00	Drafting engineer markup
7/15/2024	Marina Emin	8.00	Drafting engineer markup
7/16/2024	Marina Emin	8.00	Drafting engineer markup
7/18/2024	Marina Emin	4.00	Drafting engineer markup
7/12/2024	Mohammed Hisham	8.00	preparing calculation
7/15/2024	Mohammed Hisham	8.00	markups and calculation
7/16/2024	Mohammed Hisham	8.00	markups and calculation
7/17/2024	Mohammed Hisham	8.00	calculation
7/29/2024	Mohammed Hisham	8.00	Updating calculations and markups
7/30/2024	Mohammed Hisham	8.00	Updating calculations and markups
7/31/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/1/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/2/2024	Mohammed Hisham	8.00	Updating calculations and markups
8/7/2024	Mohammed Hisham	8.00	rechecking for risk category 3
6/12/2024	Melissa Doorn	0.50	help team
7/12/2024	Paras Nanavati	0.50	Print & update
5/17/2024	Jacob Rodriguez	0.25	Contract Coordination
5/20/2024	Jacob Rodriguez	0.50	Coordination w/MH
5/21/2024	Jacob Rodriguez	2.00	Coordination Call w/Arch
5/24/2024	Jacob Rodriguez	1.50	Tectum Coordination Meeting & Prep
6/3/2024	Jacob Rodriguez	1.50	Coordination Meeting w/Owner/Arch/Consultants
6/4/2024	Jacob Rodriguez	0.50	Coordination w/MT
6/5/2024	Jacob Rodriguez	0.50	CMU Coordination
6/7/2024	Jacob Rodriguez	0.50	Coordinate w/AK
6/17/2024	Jacob Rodriguez	0.25	Coordination
6/24/2024	Jacob Rodriguez	1.00	Coordination call w/Expansion Joint Designer + Arch

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## Hours Detail by Project & Task with Memo

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Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
6/25/2024	Jacob Rodriguez	2.00	Markups/Coordination
6/28/2024	Jacob Rodriguez	0.50	Review
7/1/2024	Jacob Rodriguez	0.50	Coordinate w/LZ
7/2/2024	Jacob Rodriguez	1.00	Coordination w/Arch.
7/3/2024	Jacob Rodriguez	1.00	Coordination Call w/Arch
7/8/2024	Jacob Rodriguez	1.00	Coordination
7/10/2024	Jacob Rodriguez	1.00	Coordination w/Drafters/Markups
7/11/2024	Jacob Rodriguez	1.00	Markups/Coordination
7/12/2024	Jacob Rodriguez	4.50	Markups/Coordination
7/15/2024	Jacob Rodriguez	1.00	Markups & Coordination PC Set
7/15/2024	Jacob Rodriguez	5.00	Markups & Coordination PC Set
7/16/2024	Jacob Rodriguez	4.00	Markups - PC Set
7/17/2024	Jacob Rodriguez	6.50	Calc Package Review & Submittal
7/18/2024	Jacob Rodriguez	0.50	Coordination w/Arch & Internal Team
7/19/2024	Jacob Rodriguez	2.00	Calcs/Drawing Markups
7/23/2024	Jacob Rodriguez	0.50	Correspondence
7/24/2024	Jacob Rodriguez	0.50	Coordination w/AK
7/25/2024	Jacob Rodriguez	1.00	Coordination
7/26/2024	Jacob Rodriguez	0.50	Coordination
7/29/2024	Jacob Rodriguez	0.50	Coordination w/AK
7/30/2024	Jacob Rodriguez	0.50	Coordination w/arch
7/31/2024	Jacob Rodriguez	0.50	Coordination w/AK
8/2/2024	Jacob Rodriguez	1.50	Coordination
8/5/2024	Jacob Rodriguez	1.00	Respond to Peer Review Comments & Coordinate w/Design Team
8/7/2024	Jacob Rodriguez	1.00	Coordination
8/8/2024	Jacob Rodriguez	0.50	Coordination
8/9/2024	Jacob Rodriguez	2.00	Coordination call w/Perf Panel Consultant and Arch
8/12/2024	Jacob Rodriguez	1.00	Landscape Coordination Call
8/13/2024	Jacob Rodriguez	0.50	Coordination w/Arch
8/14/2024	Jacob Rodriguez	0.50	Correspondence
5/15/2024	Sujin Isravel	2.00	Framing Markups
7/10/2024	Sujin Isravel	8.00	General notes, typical details, foundation, framing plan and recurring details markups
7/11/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
7/23/2024	Sujin Isravel	2.00	Framing plan and recurring details markups
7/26/2024	Sujin Isravel	4.00	Framing plan and recurring details markups
7/31/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
8/1/2024	Sujin Isravel	4.00	General notes, typical details and framing plan markups
8/7/2024	Sujin Isravel	8.00	Framing plan and recurring details markups
8/13/2024	Sujin Isravel	6.00	Framing plan and recurring details markups

# John Labib Structural Engineers, LLP

319 Main Street  
El Segundo, CA 90245-  
Tel: 213-239-9700

## Hours Detail by Project & Task with Memo

Printed on: 10/2/2024

Page 8 of 29

Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
8/14/2024	Sujin Isravel	4.00	Typical detail, Framing plan and recurring details markups
7/18/2024	Shiva Chandiran	4.00	framing and typical details
8/6/2024	Kit Hsu	3.50	MARKUPS
8/7/2024	Kit Hsu	1.00	MARKUP - AT STAIRS
7/24/2024	Jorge Ayala	1.00	cd
Total for 00:Eng		<u>325.50</u>	
Total for 23874:02 City of Hawthorne Senior Center		<u>325.50</u>	
		CD	

# John Labib Structural Engineers, LLP

319 Main Street  
 El Segundo, CA 90245-  
 Tel: 213-239-9700

## Hours Detail by Project & Task with Memo

Printed on: 10/2/2024  
 Page 9 of 29

Filters Used:

- Project ID: 23874:00 to 23874:28

Date	Name	Duration	Notes
<b>Project (Name) - 23874:03 (City of Hawthorne Senior Center PC &amp; Bidding)</b>			
<b>00:Eng</b>			
9/10/2024	Dipo Arjanggal	6.00	Bid Set - Back check
9/26/2024	Alan Kuang	2.00	markups, responses to pc comments (Makeup Hours + 2)
7/15/2024	Mina Tooma	8.00	review latest backcheck and update Level 2 safe model. check deflection and punching. design stud-rails. markups for modifications on slab design.
7/16/2024	Mina Tooma	8.00	Backcheck for drafted markups. Concrete Columns Design. Stud rails Design. Adding more markups. Wrap up that calculation for PC submission.
9/25/2024	Mina Tooma	1.00	Reviewing PC comments.
9/26/2024	Mina Tooma	11.00	update safe model geometry to match latest background. update loading and planters area. redesign the slab and adding markups.
9/27/2024	Mina Tooma	6.00	backcheck. fixing some staff in Autocad. beams recheck and updating schedule. adding some responses to PC comments.
10/1/2024	Mina Tooma	1.00	print out slab design for submitting calcs.
8/27/2024	Jacob Rodriguez	1.50	A/E Coordination Meeting - Steel Facade support framing
8/28/2024	Jacob Rodriguez	1.50	Coordination
8/29/2024	Jacob Rodriguez	2.50	Specifications
9/10/2024	Jacob Rodriguez	1.00	Coordination Meeting - Specs Concrete
9/19/2024	Jacob Rodriguez	1.00	Landscape Coordination - PC Response
<b>Total for 00:Eng</b>		<b>50.50</b>	
<b>Total for 23874:03 City of Hawthorne Senior Center PC &amp; Bidding</b>		<b>50.50</b>	

# RA-DA

Rania Alomar Architect, Inc dba RA-DA  
7523 Norton Avenue, West Hollywood, CA 90046  
T. 323 851-4040 / www.ra-da.com

January 21, 2025

To: Akbar Farohki

PROJECT TITLE: HAWTHORNE SENIOR CENTER

## SS04 - Supplemental Services

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### Construction Administration Services

ARCHITECT	RA-DA	\$136,000
STRUCTURAL ENGINEER	LFA	\$40,000
CIVIL	LFA	\$6,000
LANDSCAPE	SALT	\$9,000
MECHANICAL PLUMBING	MEP	\$12,975
ELECTRICAL	MEP/SWG	\$14,100
SPECIFICATIONS	KM CONSULTING	\$1,400
<b>TOTAL ADDITIONAL FEE:</b>		<b>\$219,475.00</b>

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Sincerely,



Rania Alomar, AIA

Date: 10/23/2024

# RA-DA

## HAWTHORNE SENIOR CENTER

**SS04**

RA-DA - Add Fee / CONSTRUCTION ADMINISTRATION SERVICES:

01.21.2025

### SCOPE OUTLINE:

- Review contractor submittals (shop drawings, material samples, product data)
- Respond to RFIs from contractors
- Review change orders
- Regular Site Visits, Site Observation & Field Reports
- Regular Project Meetings (Weekly Online Meetings, plus a maximum of 26 site visits, one person)
- Construction Document Revisions / Clarifications
- Punch Lists & Final Reviews - at Substantial and final completion (Limited to 2 job walks)
- Contractor Communication & Design Team Coordination

This process helps ensure the project is built as designed and minimizes issues during construction.

### RA-DA Monthly Breakdown - CA Services

February 2025	\$6,000
March	\$10,000
April	\$10,000
May	\$10,000
June	\$10,000
July	\$12,000
August	\$12,000
September	\$12,000
October	\$12,000
November	\$12,000
December	\$12,000
January / 2026	\$12,000
Close Out - February 2026	\$6,000
<b>TOTAL CA FEE</b>	<b>\$136,000</b>

~~September 25, 2024~~  
Revised: January 17, 2025

**SS04**  
**STRUCTURAL**

Michael Green, WELL AP  
RA-DA  
7523 Norton Ave.  
West Hollywood, CA 90046  
[mike@ra-da.com](mailto:mike@ra-da.com)

Subject: City of Hawthorne Senior Center  
Structural Add Service #3 – Construction Administration Services  
LFA Job No: 23874

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for the structural engineering services for continuation of services and construction administration for the project located in Hawthorne, CA. Per our discussions, we understand that the scope consists of the following:

**Construction Administration Phase**

1. Visit the site at intervals appropriate to the stage of construction, milestones or as otherwise agreed by the Client, to become familiar with whether construction is proceeding in general accordance with the Construction Documents. On the basis of such site visits, the Structural Engineer shall keep the Client and Architect informed of the progress and quality of the work. (Fee per below).
2. Complete structural observation reports as required by the City.
3. Attend construction meeting with Client, Architect & Contractor.
4. Respond to “Requests for Information” with the Contractor, through the Architect.
5. Advise and consult with the Client and Architect/Designer during the Construction Administration phase.
6. Review submittals and structural shop drawings for off-site prefabricated structural elements.

**Exclusions**

1. Temporary shoring design.
2. Exterior wall system “Glazing” except for structural steel supports.
3. Structural Redesigns or supplemental permits (building is currently permitted).

**Fee**

We propose to provide the services described above for a reduced hourly fee of \$200 not-to-exceed \$40,000 without prior written authorization in accordance with our Original Base Contract. Construction administration is estimated to be 40 hours per month x 6 months.

Structural Observations and Site Meetings, if requested by Client or Contractor, will be billed at a reduced hourly rate of \$200 per hour, including travel time.

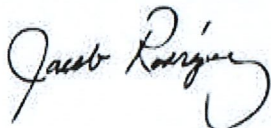
Additional services, including additional meetings over what is included above, will be based on the following hourly rates which are valid for 365 days from the date of this proposal:

Draftsperson:	\$175.00	Project Manager:	\$250.00
Project Engineer:	\$225.00	Principal Engineer:	\$350.00

If this proposal is acceptable, please sign and email back to us. If you have any questions, please do not hesitate to contact our office.

Sincerely,

Labib Funk + Associates



Jacob Rodriguez, S.E.  
 Principal

This proposal is open for acceptance for 180 days from the date above.  
 All other Terms & Conditions shall be based on the original Contract.

Authorized to Proceed:  
 RA-DA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

September 25, 2024

SS04  
CIVIL

Michael Green, WELL AP  
RA-DA  
7523 Norton Ave.  
West Hollywood, CA 90046  
[mike@ra-da.com](mailto:mike@ra-da.com)

Subject: City of Hawthorne Senior Center  
Civil Add Service #4 – Construction Administration Services  
LFA Job No: 23874

Labib Funk + Associates (LFA) appreciates the opportunity to provide our proposal for the civil engineering services for continuation of services and construction administration for the project located in Hawthorne, CA. Per our discussions, we understand that the scope consists of the following:

**Construction Administration Phase**

1. Visit the site at intervals appropriate to the stage of construction, milestones or as otherwise agreed by the Owner, to become familiar with the progress of the work and to determine whether construction is generally proceeding in accordance with the Civil Construction Documents.
2. Complete storm water observation report as required by the City.
3. Respond to civil "Requests for Information" with the Contractor, through the Designer.
4. Advise and consult with the Client and/or Architect/Designer during the Construction Administration phase.
5. Review submittals for conformance with the civil design.

**Exclusions**

1. Per the Original Contract.
2. Plan check corrections from other disciplines not under LFA direction requiring substantial redesigns.

**Fee**

We propose to provide the services described above for a reduced hourly fee of \$200 not-to-exceed \$6,000 without prior written authorization in accordance with our Original Base Contract.

If this proposal is acceptable, please sign and email back to us. If you have any questions, please contact our office.

Sincerely,

Labib Funk + Associates



Frank LaRocca, P.E.  
Principal

This proposal is open for acceptance for 30 days from the date above.  
All other Terms & Conditions shall be based on the Original Contract.

Authorized to Proceed:  
RA-DA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Hawthorne Fee**

**SD \$12,000**

**DD \$15,000**

**CD \$ 18,000**

**Permit \$1,000**

**Bid \$500**

**CA \$9,000**

**ALLEN COMPTON RLA, ASLA / President**

he/him

Landscape Architect #5655

**SALT** Landscape Architects

448 S. Hill Street / Suite 708 / Los Angeles / CA 90013

o 213.234.0057 / m 323.333.6333

Glenn R. Tanner, PE

Principal Engineer

**MAXIMUM ENERGY PROFESSIONALS**

23670 Hawthorne Bl. Suite 204

Torrance CA 90505

(310) 782-1410 Tel.

[www.mep-llc.com](http://www.mep-llc.com)

[glenn@mep-llc.com](mailto:glenn@mep-llc.com)

City of Hawthorne Fee Proposal – Senior Center

SR CTR

55 hours mech-plumbing @ 235 = 12,975

60 hours electrical @ 235 = 14,100

All are on T&M not to exceed, that's a top limit, if not used, not billed.

**Hawthorne Senior Center CA Fee**

CA: Technical review and CA assistance (RFIs, submittals, substitutions, etc.) – \$1,400.00

Kathy

Kathryn Marek, AIA, NCARB, CSI, CCCA, SCIP

KM Architectural Consulting, PLLC

Phone: (213) 503-2064

Email: [kathryn@kmarchconsult.com](mailto:kathryn@kmarchconsult.com)