Exhibit ‘A’ - Scope of Work
Peter and Mary Beth Oppenheimer Equestrian Pavilion and Agricultural Event Center
Phase One
California Polytechnic State University, San Luis Obispo

1. General:
Provide complete architectural/engineering design services. Populous proposes the following tasks for preparing the Phase One Peter and Mary Beth Oppenheimer Equestrian Pavilion Design. We anticipate the work to be organized into stages as described below:

STAGE 1: Schematic Design: Schematic Design Deliverables will include the planning and design documents created by the Populous team in the planning phase, including floor plans, elevations, sections and 3-D modeling. In addition, we will prepare Schematic Design narratives for all phase one elements, programs, and outline specifications. The SD Stage will have one (1) drawing submittal.
STAGE 2: Preliminary Design
STAGE 3: Construction Documentation
STAGE 4: Bidding Assistance
STAGE 5: Construction Observation Services
STAGE 6: Record Drawings

2. Design Basis:
As per the Master Plan and concept design documents prepared by Populous, the project is envisioned at this time to include the following:

Upper Pavilion:
1. An approximately 52,000 square foot covered pavilion including
   a. 2,600 square feet of cattle pens along the east end of the pavilion partially covered
   b. Spectator area for approximately 100 people
   c. Two starting pens adjacent to the pavilion
      i. One 60 foot diameter
      ii. One 45 foot diameter
   d. Elevated viewing platform between the starting pens including accessible access
   e. Round pens
      i. Three 60 foot diameter
      ii. One 80 foot diameter
   f. Hay Barn Expansion
      i. Two open bays of approximately 800 square feet each
      ii. Enclosed feed storage at approximately 800 square feet
      iii. Approximately 180 square feet of roll up tack wall
   g. Restroom facilities at a minimum to meet code requirement

2. Stallion Barn
   a. Three 16 x 16 stalls
   b. One 40 x 40 animal exam room
   c. One 16 x 16 office
   d. One 16 x 16 lab
   e. One 16 x 16 utility room
f. Four outdoor dry lot paddocks

3. Foaling Barn
   a. Six 16 x 16 stalls
   b. Four 16 x 16 shed covers
   c. One 16 x 16 utility room
   d. One 8 x 8 toilet
   e. One 8 x 8 storage room
   f. One 8 x 16 student lounge
   g. Ten outdoor dry lot paddocks

4. Roof Cover over existing horse exerciser
   a. One 60’ diameter pre-engineered roof cover with metal roofing

5. Stormwater Detention Basin
   a. One stormwater detention basin accommodating at least 1-acre foot of detention to be determined in the design development phase.

3. Design Style:
The project design intent is accurately depicted in the Populous master plan documents. The preferred architectural vernacular is agricultural/equestrian to demonstrate the building’s purpose and uses as learn-by-doing equine teaching facilities. Stylistic elements include clerestory ventilation devices, hipped roof, Dutch-type barn doors, pipe equestrian fencing, etc. Preferred materials are non-combustible and low maintenance, including standing seam metal roofing, CMU wainscot at the new Stallion Barn and new Foaling Barn exterior walls with concrete siding above.

4. Phasing:
The project will be designed and constructed as a single phase. The exact limits of construction shall be determined as part of the Schematic Design.

5. Existing Site:
The existing outdoor arena will be demolished and replaced with the new Pavilion, breaking pens and round pens. The existing hay barn will remain and be expanded to the east. The existing stallion barn and runs will be demolished to make room for the new Stallion Barn. The existing shed row foaling barn and runs will be demolished to make room for the new Foaling Barn and paddocks. Existing drives and horse paths around these new facilities will remain and will be improved. Some overhead power line poles may require relocation to accommodate site circulation improvement.

6. Investigation into Existing Conditions:
Populous and its consultants will rely on the following information provided by the University in developing the design for the project:
   • Soils report with percolation tests in basin areas.
   • Water pressure tests
   • Campus Utility mapping

Additionally, RRM has recently completed a topographic survey (092916) which will be used as the basis of site design.

7. Site Design:
Some site design is a part of this work in the areas of the new Pavilion, extension of the existing hay barn, new Stallion barn and new Foaling Barn. The design shall address circulation and service access throughout these locations. The bulk of user parking is remote and existing. Parking design and construction shall include an ADA path of travel at the new Pavilion and new Stallion barn.
The site design will be tested and refined, ensuring the project’s overall design direction and to summarize it into a set of drawings that capture the desired character and aesthetic for the landscape, as well as the main design and functional strategies for the project.

8. Landscape Design:
Some landscape design of hardscape and softscape is a part of the project. The project extent of landscaping shall be limited to the areas immediately surrounding the new Pavilion, new Stallion Barn and new Foaling Barn, as well as areas surrounding new paddocks, including accent and privacy screen planting.

9. Basis of Design Reports:
Fire protection systems shall be evaluated by Populous Fire Protection Engineering consultant, Collings & Associates, and a Basis of Design report shall be issued by the consultant. This work will be conducted during the Schematic Design and Preliminary Design stages.

10. Interior Design:
Interior design finishes for floors, walls and ceilings and the design of built-in casework is a part of this work. Equestrian stall equipment will be included in the interior design of the new Stallion Barn and new Foaling Barn.

11. Furnishing and Equipment:
The architect shall develop a furniture fitment plan, however the specific design, selection, purchasing, installation and coordination of the moveable furnishings and equipment (i.e., desks, tables and chairs) generally depicted therein is not a part of basic services. Equestrian stalls and related equipment will be included in the bid documents and is a part of basic services. Technology systems including CCTV cameras, video, and wifi shall be the responsibility of the Owner. The consultant team will coordinate electrical requirements and pathways with the Owner.

12. Hazardous Materials Abatement:
Populous and its consultants shall have no responsibility for the discovery, presence or abatement of hazardous materials on the project site.

13. Site Visits & Meetings:
Populous site visits and on-site meetings are limited to the following:

- **STAGE 1**: Schematic Design: one (1), two (2) person trip
- **STAGE 2**: Preliminary Design: two (2), two (2) person trips
- **STAGE 3**: Construction Documentation: two (2), two (2) person trips
- **STAGE 4**: Bidding Assistance: none included
- **STAGE 5**: Construction Observation Services: nine (9), one (1) person trips
- **STAGE 6**: Record Drawings: none included