File #: 19-0725

AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION

DATE: 08/21/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:
City Council consideration of amendments to Professional Services Agreements with Biggs Cardosa Associates, Inc. and Paragon Partners, LTD for additional services on the McKinley Street Grade Separation Project, No. 2012-12.

RECOMMENDED ACTION:
That the City Council:

1. Approve the First Amendment to Professional Services Agreement with Biggs Cardosa Associates, Inc., to increase the total compensation by $1,043,932.04 for additional design services provided for the McKinley Street Grade Separation Project, No. 2012-12.

2. Approve the First Amendment to Professional Services Agreement with Paragon Partners, LTD, to increase the total compensation by $17,900 for additional right-of-way services provided for the McKinley Street Grade Separation Project, No. 2012-12.

3. Authorize the Purchasing Manager to issue Change Order No. 1 to Purchase Order P20962 to Biggs Cardosa Associates, Inc., in the amount of $1,043,932.04, which represents a cumulative total design cost increase of 11.26 percent.

4. Authorize the Purchasing Manager to issue Change Order No. 1 to Purchase Order P21116 to Paragon Partners, LTD, in the amount of $17,900, which represents a cumulative total design cost increase of 1.39 percent.

5. Authorize the City Manager, or his designee, to approve appropriate change order(s) necessary for the execution of the work, in accordance with Corona Municipal Code Section 3.08.070(i).

ANALYSIS:

On July 18, 2018, the City entered into a Professional Services Agreement with Biggs Cardosa Associates, Inc., ("BCA") to provide environmental, right-of-way and engineering design services for the McKinley Street Grade Separation Project ("Project"). On November 7, 2018, the City entered into a Professional Services Agreement with Paragon Partners, LTD ("Paragon"), to provide right-of-way appraisal and acquisition services for the Project. The design team presented several design options to the City Council at the November 14, 2018, Study Session and based upon direction from the City Council BCA prepared the Plans, Specifications and Estimates (PS&E) for the 6-lane road over rail design option. Thereafter, due to concerns related to Project costs and impacts on adjacent properties and businesses, the City Council formed the McKinley Grade Separation Peer Review Ad Hoc Committee ("Peer Review Committee") to perform an independent peer review of the Project design and costs. On March 20, 2019, the Peer Review Committee presented the results of the peer review to the City Council and the City Council directed staff to conduct a Value Engineering workshop.

On April 24-26, 2019, a Value Engineering workshop was held to identify cost reduction measures and affordable innovations related to Project design alternatives and right-of-way savings based upon the Value Engineering Workshop recommendations. BCA and Paragon provided additional services to provide support to the Peer Review Committee during the peer review process and the Value Engineering workshop by attending meetings and briefings, analyzing alternative design options and preparing cost estimates. BCA provided an invoice in the amount of $63,335.04 for the additional services associated with the support provided to the Peer Review Committee. Paragon provided an invoice in the amount of $17,900 for their additional services.

On July 24, 2019, the design team presented, and the Peer Review Committee concurred with, the modified Project plans, which reduces the Project to a 4-lane facility and realigns the loop road to reduce the impact on adjacent properties and businesses. With the modifications, the estimated Project costs are reduced from $112 million to $98 million. The revised design minimizes right-of-way impacts to the properties north of Sampson Avenue and east of McKinley Street.

The revised Project design will require BCA to rework and redesign the PS&E for the Project, for which BCA has submitted an invoice of additional services in the amount of $980,597.00.

City staff is recommending approval of amendments to the Professional Services Agreements with BCA and Paragon to increase BCA's compensation by a total amount of $1,043,932.04 and to increase Paragon's compensation by a total amount of $17,900.

COMMITTEE ACTION:
Not applicable.

STRATEGIC PLAN:
This item supports the City's Strategic Plan Goal 1: Promote Public Safety; Objective C: Ensure adequate funding for investments and improvements in infrastructure that support public safety. Completion of the proposed project will repair, replace, and install infrastructure improvements that contribute to the safety and mobility of Corona residents.

FISCAL IMPACT:
The estimated design cost for this Project is outlined as follows:

Design ...$10,877,325.04
Right-of-Way Support Services ……..……$1,237,735.00
Project Management ...……....$2,675,129.00
Project Support Services…… $200,000.00
Total Design Cost...……$14,990,189.04

Funding for the project is available in the Fiscal Year 2019-20 Capital Improvement Project Budget as follows:

Account Name	Fund	Account	Total Project Budget	Current Available Funding
Gas Tax	222	69370	$ 64,000.00	$ 17,698.44
Transportation Development Act (TDA) Article 4	243	69370	2,000,000.00	-
Western Riverside Transportation Uniform Mitigation Fee (TUMF)	479	69370	2,986,000.00	1,348,185.25
Riverside County Sales Tax (Measure A) *Note $1M added in FY 2019 -20 budget process*	227	69370	2,000,000.00	1,998,946.68
Senate Bill 132	243	69370	84,450,000.00	72,661,039.45
		Total	$ 91,500,000.00	$ 76,025,869.82

ENVIRONMENTAL ANALYSIS:
This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.13, which states that CEQA does not apply to any railroad grade separation project that eliminates an existing grade crossing or that reconstructs an existing grade separation. The action involves amendments to professional service agreements with design and appraisal consultants for a railroad grade separation project. At such time that a construction contract is awarded for the project, staff will file a Notice of Exemption with the County of Riverside and the Office of Planning and Research pursuant to Public Resources Code Section 21080.13(b)(2).

PREPARED BY: DARIN JOHNSON, P.E., PROJECT MANAGER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KIM SITTON, FINANCE MANAGER

REVIEWED BY: CITA LONGSWORTH, PURCHASING MANAGER

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

File #: 19-0725

Attachments:

1. Exhibit “A” - Location Map
2. First Amendment PSA Biggs Cardosa Associates, Inc.
3. First Amendment PSA Paragon Partners, LTD

City of Corona

PROJECT NO. 2012-12

MCKINLEY GRADE SEPARATION

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
BIGGS CARDOSA ASSOCIATES, INC.
(ENVIRONMENTAL, RIGHT-OF-WAY & ENGINEERING DESIGN SERVICES
FOR MCKINLEY GRADE SEPARATION
CITY OF CORONA PROJECT NO. 2012-12)

1. PARTIES AND DATE.

This First Amendment to the Professional Services Agreement ("First Amendment") is made and entered into this 21st day of August, 2019 by and between the City of Corona ("City") and **Biggs Cardosa Associates, Inc.** ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this First Amendment.

2. RECITALS.

2.1 Agreement. City and Consultant entered into that certain Professional Services Agreement dated on or about July 18, 2018 ("Agreement"), whereby Consultant agreed to provide **Civil Engineering, Environmental, Right-of-Way and Engineering Design** consulting services.

2.2 Amendment. City and Consultant desire to amend the Agreement for the first time to (1) amend the Scope of Services for Consultant to provide engineering support for a value engineering workshop and subsequent design revisions required to implement the recommendations of the City Council Ad Hoc Committee into the plans, specifications and cost estimates; (2) amend the Consultant's compensation for the added services; (3) add two new provisions addressing payment bonds and apprenticeable crafts to comply with state law; (4) replace Exhibit "A" (Scope of Services) with Exhibit "A-1" (Scope of Services); (5) replace Exhibit "B" (Schedule of Services) with Exhibit "B-1" (Schedule of Services); and (6) replace Exhibit "C" (Compensation) with Exhibit "C-1" (Compensation).

3. TERMS.

3.1 Rates & Total Compensation. Section 3.3.1 (Rates & Total Compensation) and Exhibit "C" (Compensation) of the Agreement are hereby deleted in their entirety and replaced with the following:

> "3.3.1 Rates & Total Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C-1" attached hereto and incorporated herein by reference. The total compensation, including authorized reimbursements, shall not exceed **Ten Million Eight Hundred Seventy-Seven Thousand**

Three Hundred Twenty-Five Dollars and Four Cents ($10,877,325.04) ("Total Compensation"), without written approval of City's Representative. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement."

3.2 Accounting Records. Section 3.2.12 (Accounting Records) is hereby deleted in its entirety.

3.3 Payment Bond. Section 3.2.12 (Payment Bond) is hereby inserted into the Agreement and incorporated herein by reference:

"3.2.12 Payment Bond. The California Department of Industrial Relations ("DIR") has communicated to the City that there is a possibility that a payment bond may be required for certain services provided in connection with a public works project. Since such a requirement is currently contrary to the industry standard for the services provided by Consultant under this Agreement and since there is no direct legal authority for this position, the City is not requiring Consultant to provide a payment bond at this time. However, the City hereby reserves the right to require the Consultant to obtain and provide a payment bond for some or all of the Services provided by the Consultant under this Agreement. If the City determines that a payment bond is required for the Services pursuant to Civil Code Section 9550 or any other applicable law, rule or regulation, Consultant shall execute and provide to City a payment bond in an amount required by the City and in a form provided or approved by the City. In the event a payment bond is required, the City agrees to compensate Consultant for all documented direct costs incurred by Consultant for such payment bond. The Parties shall memorialize the terms of such additional compensation and any other terms and conditions associated with the payment bond in an amendment to this Agreement."

3.4 Accounting Records. Section 3.2.13 (Accounting Records) is hereby inserted into the Agreement and incorporated herein by reference:

"3.2.13 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for

a period of three (3) years from the date of final payment under this Agreement."

3.5 Apprenticeable Crafts. Section 3.3.6 (Apprenticeable Crafts) is hereby inserted into the Agreement and incorporated herein by reference:

> "3.3.6 Apprenticeable Crafts. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, Consultant shall comply with the provisions of Section 1777.5 of the California Labor Code with respect to the employment of properly registered apprentices upon public works when Consultant employs workmen in an apprenticeable craft or trade. The primary responsibility for compliance with said section for all apprenticeable occupations shall be with Consultant."

3.6 Exhibit "A-1". Exhibit "A" (Scope of Services) of the Agreement is hereby deleted in its entirety and replaced with Exhibit "A-1" (Scope of Services) attached hereto and incorporated herein by reference.

3.7 Exhibit "B-1". Exhibit "B" (Schedule of Services) of the Agreement is hereby deleted in its entirety and replaced with Exhibit "B-1" (Schedule of Services) attached hereto and incorporated herein by reference.

3.8 Continuing Effect of Agreement. Except as amended by this First Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.9 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.10 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

CITY'S SIGNATURE PAGE FOR
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
BIGGS CARDOSA ASSOCIATES, INC.
(ENVIRONMENTAL, RIGHT-OF-WAY & ENGINEERING DESIGN SERVICES
FOR MCKINLEY GRADE SEPARATION
CITY OF CORONA PROJECT NO. 2012-12)

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to Professional Services Agreement as of the date first written above.

CITY OF CORONA

By:

_____
Nelson D. Nelson, P.E.
Public Works Director

Reviewed By:

_____
Tom Koper, P.E.
Assistant Public Works Director/City Engineer

Reviewed By:

_____
Cita Longsworth
Purchasing Manager

CONSULTANT'S SIGNATURE PAGE FOR
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
BIGGS CARDOSA ASSOCIATES, INC.
(ENVIRONMENTAL, RIGHT-OF-WAY & ENGINEERING DESIGN SERVICES
FOR MCKINLEY GRADE SEPARATION
CITY OF CORONA PROJECT NO. 2012-12)

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to the Professional Services Agreement as of the date first written above.

BIGGS CARDOSA ASSOCIATES, INC.
a California corporation

By: _____
Michael A. Thomas
Vice President

By: _____
Stephen A. Biggs
Treasurer

EXHIBIT "A-1"
SCOPE OF SERVICES

1. PROJECT ADMINISTRATION

This task includes the day-to-day management of the Project. The Consultant Project Manager shall maintain ongoing liaison with the City Project Manager, agency contacts, railroad, regulatory agencies and utility companies to promote effective coordination during the course of project development. The following management and administrative duties shall be performed:

- Supervise project staff, subconsultants, coordinate, and monitor work for conformance with set standards and policies.
- Conduct internal meetings with project staff and subconsultants.
- Prepare, circulate, and file correspondence and memoranda, as appropriate.
- Maintain Project files using specified Project Filing System.

Applying for and obtaining permits necessary for design is included under Task 7.

1.1. PROJECT MANAGEMENT PLAN

A comprehensive Project Management Plan (PMP) will be prepared to communicate this scope of services and technical requirements to project participants. The PMP shall identify the procedures and technical requirements that are to be followed in developing project deliverables. The PMP shall also describe the responsibilities of each participant in the project. The following items shall be in the PMP:

- Scope of Services
- Log of Deliverables
    - Consultant shall prepare a list of deliverables indicating the applicable Scope of Services section, dates submitted/approved, and file locations conforming to the Project's electronic filing system.
- Baseline Project Schedule
    - A Critical Path Method (CPM) schedule shall be prepared by the Consultant and shall be updated on a monthly basis. The initial CPM schedule shall be provided within two (2) weeks from Notice to Proceed (NTP). This schedule shall be included in the PMP and will serve as the baseline schedule for the Project. The schedule shall include a list of tasks and sub-tasks, milestones, major activities and deliverables. Agency review times of each submittal shall be included in the schedule. Four (4) weeks shall be assumed for Caltrans and agency review of each submittal package. Issuance of needed permits shall also be included.
- Project Electronic Filing System
    - Project files shall be indexed in accordance with Caltrans' Project Development Uniform File System.
- CADD Procedures
    - Plans shall be prepared in AutoCAD 2015 .dwg format. All plans within Caltrans right-of-way will be prepared in conformance with the latest Caltrans CADD User's Manual and the Caltrans Drafting Manual. For items outside of Caltrans right-of-way, plans shall be prepared according to City Standards.
- Invoicing Instructions
    - Consultant monthly invoices shall be reported by task and shall be accompanied by a progress report. The City shall supply invoicing requirements for inclusion in the PMP.
- Design Standards

- Consultant shall prepare a list of applicable design standards. Plans and specifications shall be prepared in accordance with current AASHTO and Caltrans' regulations, policies, procedures, manuals, and standards. Compliance with AREMA, BNSF/UPRR Guidelines for Railroad Grade Separation Projects and/or County or City Standards shall also be required, as appropriate.
- Plans, specifications, and estimates for the bridge shall be prepared in accordance with current Caltrans standards.
- Roadway, water, sewer, lighting, signal, landscape, traffic striping and signage, traffic control, erosion control and drainage plans shall be prepared on City standard plan and profile sheets. Design of improvements within RCFC&WCD and within Caltrans rights of way maybe required per to be prepared per their respective standard drawings and plans.

- Health and Safety Plan
- General Prevailing Wage Determinations
- Risk Assessment Register

The PMP shall be distributed to each project participant at the beginning of the project.

Assumptions	N/A
Deliverables	▪ Project Management Plan ▪ Baseline Project Schedule

1.2. QUALITY CONTROL PLAN

As part of the Quality Control Plan, the Consultant shall prepare and maintain a Quality Management System (QMS) Manual throughout performance of services. The intent is to monitor quality to ensure that reports, plans, studies, estimates, and other deliverables submitted are complete, accurate, checked, conform to Caltrans and City standards, and meet professional engineering practice standards in effect at the time of execution. The QMS Manual shall be submitted to the City within thirty (30) calendar days of NTP. Consultant shall hold a training session with all project participants responsible for the development and/or checking of deliverables to ensure the appropriate procedures are followed.

Assumptions	N/A
Deliverables	Quality Management System Manual

1.3. PROJECT CONTROLS (BUDGETING, COST ACCOUNTING, AND PROGRESS REPORTING)

This task will establish the baseline project controls for which the project performance will be measured against on a monthly basis.

Consultant shall prepare budgets for each task and milestone for the Project. Such budgets will be entered into the Consultant's Management Information System along with actual costs incurred and used a basis for cost monitoring and control.

Consultant shall prepare monthly reports of expenditures for the Project by task and milestone. Expenditures include direct labor costs, other direct costs, and subconsultant costs. These reports will be included as supporting data for invoices presented to the City every month and shall be in accordance with the City's invoicing requirements.

Progress reports shall also be prepared in accordance with City guidelines and shall accompany monthly invoices. The project schedule shall be updated on a monthly basis as well and shall show actual progress to-date versus the baseline project schedule.

Assumptions	N/A
Deliverables	▪ Baseline Project Controls ▪ Monthly Invoices ▪ Monthly Progress Reports ▪ Monthly Project Schedule Updates

1.4. PROJECT DEVELOPMENT TEAM MEETINGS

Project Development Team (PDT) meetings shall be conducted throughout the environmental, right-of-way, and PS&E phases of the Project. The City shall identify the members of the PDT, which shall include the City Project Manager, the Consultant team, and other representatives from affected agencies. PDT meetings will be held at least once a month and may be held on a bi-weekly basis. The Consultant shall provide the meeting agenda and will prepare exhibits (as needed) for discussion. The Consultant shall prepare meeting minutes and shall distribute the minutes to all attendees within five (5) working days after the meeting. Minutes shall include, at a minimum:

- A list of attendees with phone numbers and email.
- A synopsis of discussion items.
- Any pertinent information, action items, and all follow-ups to the action items.

Assumptions	Up to twenty-five (25) PDT meetings are included in this scope.
Deliverables	▪ PDT Meeting Agendas ▪ PDT Meeting Minutes

2. DATA COLLECTION

The Project will involve the review and assimilation of a large amount of existing data and the generation of new data. The Consultant shall perform research of agency records, as necessary, to secure the information, clearances, and/or plan review services required to identify, locate, and accurately layout improvements above and underground within City Right-of-Way (ROW), private properties affected by the Project, BNSF, County of Riverside, RCFC&WCD, and within Caltrans ROW. Consultant shall layout easements, centerline, ROW, addresses and private property lines.

Consultant shall perform research of records including utilities, and other agency records as necessary to secure information required to identify, locate, and accurately layout existing utilities, improvements, easements, and rights-of-way within project limits that may interfere with the proposed improvements. The information to be researched includes the following:

- Review existing utility and street record drawing plans.
- Review existing As-Built bridge drawing/inspection reports.
- Perform utility investigation/utility coordination and provide utility relocation recommendations.
- Perform an existing utility easement investigation (Prior Rights for proposed relocation).
- Coordinate with City's Right-of-Way Acquisition Consultant to perform field investigation and measurement to assess existing site conditions.
- Provide a copy of utility notification letters prior to first progress payment request.

Previous studies, relevant reports, and existing data will be evaluated in order to capture elements and information that can be useful in developing the project. Consultant shall make the best use of existing data to minimize waste and duplication of work efforts.

2.1. AERIAL MAPPING

The project alignment will be flown to produce topographic mapping with a 1-foot contour interval. The anticipated Project limits are: McKinley Street between Costco Shopping Center/Griffin Way and Magnolia Avenue; along Sampson Avenue between Promenade Avenue and Magnolia; and along Estelle Street.

Softcopy aerotriangulation will be performed from scanned and collected visible planimetric detail within the delineated boundary per the provided photo layout map. Digital Terrain Model (DTM) data, consisting of break lines and mass points will be collected at a density that will be sufficient to create 1-foot contours to meet or exceed industry standards.

The site will be flown twice, once to develop a base to be used in preliminary design and a second time, following approval by Caltrans of Consultant's ABC Mapping plan. Caltrans review and approval may take anywhere from 4 to 6 months, therefore the need for the initial base mapping in areas where information will be necessary for critical design and conforms.

Pre-ABC Mapping aerial topo will be collected per City Standards. The data will be collected and provided to the design team, while awaiting approval on the Caltrans ABC Mapping submittals. Once Caltrans approves proposed ABC Mapping, Consultant will fly the larger proposed Caltrans ABC Mapping area to prepare an aerial that will adhere to Caltrans design standards. Consultant shall coordinate with the City and Caltrans staff to perform ABC Mapping based on Caltrans Requirements.

Assumptions	N/A
Deliverables	▪ Digital Terrain Model (.dtm) in CADD format ▪ Digital orthophoto in digital (.tif) format

Surveys shall be performed by Consultant in accordance with the current Caltrans "Survey Manual" and its revisions. Work not covered by the manual shall be performed in accordance with accepted professional surveying standards. The Consultant shall be responsible to verify datum with the City. Consultant shall obtain applicable encroachment permits prior to beginning any field investigation. Consultant and Subconsultants shall obtain necessary training including applicable rail safety program prior to performing field investigations. All said training shall be at the sole cost of the Consultant and at no additional cost to the City.

Consultant shall perform design surveys including mapping and mapping updates, necessary to complete a constructible PS&E. This includes horizontal and vertical control, drainage surveys, topographical surveys, cross sections, grid grades, open-ended traverses, profile data sheets and required documentation. Surveys performed by Consultant shall conform to the requirements of the Land Surveyors Act and per Authority's direction. In accordance with the Act, "responsible charge" for the work shall reside with a Registered Civil Engineer registered prior to January 1, 1982, or a Licensed Land Surveyor, in the State of California.

The surveyor shall complete a topographic survey map of the site to prepare a base map for the street improvement demolition and construction plans, bridge plans, utilities existing and new and relocation plans, landscape and irrigation plans, aesthetics plans, and right-of-way engineering. The field survey will also be required to provide existing property corners (for determination of right-of-way take), spot elevations, identify any unknown features, identify all known existing utilities in the street and on private property, cross sections, and add a greater level of detail for the Riverside County Flood Control and Water Conservation District (RCFC&WCD) channel crossing. Develop a base map of the proposed alignment, including public right-of-way and proposed right-of-way take with new legal descriptions. Plats, Record of Survey, property lot lines, street centerlines, bench marks, monuments, and control points shall be confirmed and shown on the plans. Conduct site visits to identify all existing improvements and conditions that may affect the design and construction of the proposed project and existing site conditions. Provide one (1)-foot contours based on City of Corona vertical datum. Establish street centerlines, right-of-way lines existing and proposed, and all easements from available record information. Provide the basis-of-bearing and benchmark information used for the survey and necessary for construction. Consultant shall locate and tie any features that would affect the design or construction.

Conduct a thorough independent field investigation of the project site to identify pre-existing site conditions and physical constraints of the project area. Consultant shall obtain Record of Surveys, benchmark and centerline tie information.

Site Control

Consultant shall establish a site-wide network of horizontal/vertical control to serve as the basis for any subsequent boundary, topographic, or construction staking surveys that may be required throughout the course of the project. Unless otherwise specified by the City, all horizontal control established for this project will be based on the North American Datum of 1983 (NAD83), Zone 6 State Plane Coordinates. Unless otherwise specified by the City, elevations will be based on the North American Vertical Datum of 1988 (NAVD 88).

Tie Out Monument

Consultant will tie-out monuments for right-of-way and parcel line delineation.

Design level surveys provided within the proposed project limits shall include the following:

- Full cross sections within the street improvements
- Top of rail elevations
- Off-site survey to assist in restoration of impacted improvements
- All surface utilities including overhead lines as necessary to verify clearances
- Maintenance hole rim and inverts for all sewer and storm drain facilities

Pothole and geotechnical boring locations shall be surveyed to the maximum extent feasible.

Assumptions	▪ Five (5) days of BNSF Flagmen services are included in this scope. ▪ Five (5) days of traffic control are included in this scope. ▪ Engineer Stamped Traffic Control Plans are not included. Any field survey requiring traffic control is assumed to be performed in accordance with the WATCH Manual. If required, Consultant can prepare Traffic Control Plans signed by a licensed Civil or Traffic Engineer for field survey work for an additional fee. ▪ Consultant shall be responsible, with City's assistance (as needed), for obtaining permits to survey within BNSF, Caltrans, and RCFC&WCD right-of-way. ▪ Aerial mapping shall be used as a base map and spliced with ground survey data.
Deliverables	▪ Survey base map in CADD format ▪ Survey points in CADD format ▪ Diagrams of maintenance holes with flow direction and invert data

2.3. POTHOLING

The Consultant will perform utility investigation services (per ASCE 38-02, Level "B") using industry acceptable methods (i.e., electronic pipe and cable locating equipment, Ground Penetrating Radar (GPR), Pipeline Current Mapper (PCM), etc.) to determine the approximate horizontal position and count of existing utilities within the project limits. The Consultant's field crews will use a combination of water-based paint and pin flags (in the appropriate APWA color) to mark the results of our investigation on the ground surface. Consultant will compare any available utility record information with the results of field investigation services to ensure utilities have been accounted for. Utilities not identifiable by Consultant's field crews due to lack of utility record information or above ground appurtenances will be marked with pink paint on the ground surface and annotated as "Unknown" on project deliverables.

Gravity lines such as sewer, storm sewer, irrigation, etc., typically cannot be located using the above methods due to lack of tracer wire or depth of the utility being beyond the limitations for GPR. In the event these utilities cannot be located, and precise location and depth is needed, vacuum excavation (potholing) will be provided from Potholing Task. If CCTV pipeline inspection would be required it can also be provided for an additional fee.

The Consultant will perform utility potholes (per ASCE 38-02, Level "A") of up to 200 locations using air-vacuum excavation at predetermined locations to document the precise horizontal and vertical position of existing utilities within the investigation area. Data collected as a result of potholing activities will be presented in a Portable Document Format (PDF) report that will include: utility type, size, material, depth and pictures of the exposed utility. Pothole locations (in the field) will be marked with wooden lath and ribbon marked with the pothole number, utility size and depth or MAG nail with pertinent utility data annotated on the ground surface. Once the utility data has been collected the pothole will be restored to its previous condition using native backfill and in-kind surface restoration materials.

Once utilities have been marked, the Consultant will perform a topographic survey of the area of interest to document the utilities using a combination of RTK GPS, Robotic Total Station, IPS2 Mobile LiDAR, FARO X300 scanner, IDS Stream EM (GPR utility mapper) and UAV Photogrammetry for the data collection. The Consultant will provide an AutoCAD 2015 drawing with utility mapping. The Consultant will also provide a PDF or TIF file of the AutoCAD drawing printable to scale on standard title block. Point cloud, 3D terrain models and 3D utility models are not included in this scope.

Consultant shall coordinate the use of field survey crews to locate potholed utilities by coordinates and elevations based on the project's survey controls.

Assumptions	▪ Up to 200 potholes are included in this scope.
	▪ CCTV Pipeline Inspection is not included but can be provided for an additional cost.
	▪ Right-of-entry to private properties shall be obtained by the City or the City's Right-of-Way Consultant prior to commencing Utility locations activities.
	▪ Engineer Stamped Traffic Control Plans are not included. Any potholing requiring traffic control is assumed to be performed in accordance with the WATCH Manual. If required, Consultant can prepare Traffic Control Plans signed by a licensed Civil or Traffic Engineer for potholing work for an additional fee.
	▪ Complex traffic control and traffic calming devices beyond the use of arrow boards, traffic cones and advanced warning signage are not anticipated and are not included. Complex traffic control items include, but are not limited to:
	  ▪ Message Boards
	  ▪ Police Officers
	  ▪ Attenuators
	  ▪ Traffic Barrels
	  ▪ Concrete Barricades
	  ▪ Flaggers (BNSF Flagmen included under railroad permitting costs)
	▪ Removal of locate and/or USA markings
	▪ Additional utility potholes and/or crew hours without written approval
	▪ Special backfill and/or asphalt restoration requirements (e.g., hot patch asphalt, half-sack slurry, aggregate base backfill...etc.)

Deliverables	▪ Matrix of Pothole Information ▪ Pothole Data Plan (to be included in milestone PS&E submittals)

2.4. RIGHT-OF-WAY BASE MAPPING

The Consultant shall perform research of private development plans adjacent to or affecting the Project site, as necessary, to secure the information, clearances, and/or plan review services required to identify, locate, and accurately layout above and underground improvements and easements, centerline, ROW, and private property lines. Consultant shall research and review previous work performed to date in the Project vicinity that impacts the design of the improvements, including:

- Existing improvement plans/engineering reports of record
- Right-of-way mapping, ownership records (Title Reports)
- Preliminary engineering and reports for this Project
- Environmental clearance and mitigation measures
- City/other agency engineering design standards, codes, and plan processing procedures

- Existing topographic mapping, photos, reports, maintenance reports, "as-built" plans, record maps and surveys, study reports, assessor maps, contract documents, utility index maps, local street improvement/development plans and other pertinent data will be obtained and reviewed.

Cadastral research will be conducted at the County Surveyor's Office and the City to obtain copies of any available record maps, including Assessors Maps, Tract Maps, Parcel Maps, Records of Survey, Centerline Ties and Benchmark Data.

Key centerline monuments will be located along the street segments and calculate the centerline and record right-of-way alignments of the same. The centerline will be established from a combination of found monuments, centerline ties, and record data obtained during the data collection phase. Street and railroad rights-of-way and adjoining parcel lines will be established from record cadastral research and assessor data where applicable.

The Consultant shall prepare right-of-way base maps in accordance with Caltrans requirements. Base maps shall show existing features consisting of lots along McKinley Street with all right-of-way and easement areas, assessor's parcel numbers, addresses, types of businesses, property lines, footprints of buildings, setback distances from right-of-way to buildings, vegetation, and improvements in the take areas and existing driveways. Utility easements and other encumbrances shall be identified and plotted on the Right-of-Way Base Map.

Assumptions	▪ Right-of-way base mapping shall be based on record data. ▪ Title Reports shall be provided by the City or the City's Right-of-Way Consultant.
Deliverables	Right-of-Way Base Map in CADD format

2.5. UTILITY NOTIFICATION

Consultant will initiate the utility company notification process early in the design process and identify potential conflicts. Consultant will maintain a utility agency tracking matrix to indicate the status of communication and add a contact list for substructure and utility owner-operators for the specifications. Consultant will assist the City with utility notification letters consisting of the following:

- Utility Information Request
- Prepare to Relocate Notice/Final Utility Notice Form
- Notice to Relocate

Assumptions	▪ Letters to be printed on City letterhead and signed by City official for distribution. ▪ All related fees from utility companies are excluded from this scope.
Deliverables	▪ Utility Contact Matrix ▪ PDF copies of correspondence and data provided in responses to letters

2.6. UTILITY BASE MAPPING

In addition to information provided by the owning utility companies and through research of other record maps, field surveys shall be used to locate utility surface features such as manholes, valves, fire hydrants, poles, risers, etc., which shall be reflected on the plans. Consultant shall prepare preliminary plans, which shall include existing utilities (above ground and below ground) identified by location, size, type, and owner, as appropriate.

Assumptions	Content is based on readily available record drawings and field surveys.
Deliverables	Utility Base Map in CADD format

2.7. GEOTECHNICAL RECORDS RESEARCH & FINDINGS

Consultant will collect and review existing pertinent subsurface and groundwater data from nearby structures or published geologic maps to determine general subsurface conditions at the Project site.

Assumptions	Borings are not need at this stage. Borings shall be performed once the Project has been fully defined for the PS&E phase.
Deliverables	None.

2.8. TRAFFIC ANALYSES

2.8.1. Preliminary Traffic Analyses

Consultant shall prepare preliminary traffic analysis using existing data to confirm six traffic lanes along McKinley Street, and preliminary intersection analyses to confirm Level of Service (LOS) of proposed connector road concepts.

Assumptions	N/A
Deliverables	None.

2.8.2. Update Traffic Analyses

Consultant shall:

- Collect traffic counts at intersections and roadway segments.
- Update traffic analysis confirming six traffic lanes along McKinley Street.
- Update intersection analysis along McKinley Street for intersections including and between Griffin Way and Magnolia Avenue and the intersection of Sampson Avenue and Anselmo Drive.
- Evaluate existing, opening year, and future year analysis conditions.

A Draft and Final Traffic Analysis Report shall be prepared.

Assumptions	▪ Traffic counts include up to seven (7) intersections and up to eight (8) roadway segments. ▪ Future RIVTAM traffic model volumes to be obtained from County of Riverside.
Deliverables	▪ Draft Traffic Analysis Report ▪ Final Traffic Analysis Report

2.9. CALTRANS TRAFFIC REPORTS

Consultant shall prepare traffic reports for Caltrans review and approval. The following reports are included in this scope:

- Intersection Control Evaluation
- Traffic Forecasting Volumes Report

- Ramp Meter and Merge Analysis

2.9.1. Intersection Control Evaluation

Consultant shall prepare Caltrans Intersection Control Evaluation for the SR-91 EB Off-ramp/Loop Road intersection and Roundabout intersection with the proposed SR-91 EB On-ramp. A separate analysis report shall be prepared to document findings and recommendations to be submitted to Caltrans for review and approval.

Assumptions	N/A
Deliverables	Intersection Control Evaluation

2.9.2. Traffic Forecasting Volumes Report

A Caltrans Traffic Forecasting Volumes Report will be prepared to be used for the Traffic Operations Analysis Report. The report will be submitted to Caltrans for review and approval.

Assumptions	N/A
Deliverables	▪ Traffic Forecasting Volumes Report ▪ Traffic Operations Analysis Report

2.9.3. Ramp Meter and Merge Analysis

A ramp meter and merge analysis report will be prepared for the proposed configuration of the SR-91 EB On-ramp. Consultant shall evaluate existing, opening year, and future year analysis conditions. Existing ramp and mainline volumes will be obtained from the Caltrans PeMS database. A separate analysis report shall be prepared to document findings and recommendations to be submitted to Caltrans for review and approval.

Assumptions	N/A
Deliverables	Ramp Meter and Merge Analysis

2.9.4. Roundabout Analysis

Conduct a roundabout analysis, using the Sidra software, for the proposed configuration of the SR-91 EB On-ramp/Loop Road intersection. Evaluate existing, opening year, and future year analysis conditions. Existing ramp volumes to be obtained from the Caltrans PeMS database and forecasted volumes will used from the Traffic Forecasting Volumes Report. The findings and recommendations will be incorporated into the Intersection Control Evaluation report to be submitted to Caltrans for review and approval.

Assumptions	N/A
Deliverables	Intersection Control Evaluation Report (Task 2.9.1)

3. CONCEPT DEVELOPMENT & PROJECT APPROVAL

This task involves further development of the Roundabout Loop Option to more accurately define project limits, right-of-way needs, and cost, among other items. It is assumed that City Council will approve the concept, permitting the project to move into the Plans, Specifications & Estimates task.

3.1. GEOMETRIC CONCEPTS

Consultant shall develop up to four viable alternatives for the connector road between McKinley Street and Sampson Avenue.

Assumptions	N/A
Deliverables	Four conceptual exhibits for viable connector road alternatives (Plan Views)

3.2. BRIDGE AND RETAINING WALL CONCEPTS

Consultant shall develop preliminary structural design and layout to assess feasibility of network tied-arch bridge.

Assumptions	N/A
Deliverables	None

3.3. PROJECT CONCEPT REPORT

A Project Concept Report will be prepared. This report will include roadway, right-of-way, utility, and structure exhibits.

3.3.1. Plan and Profile Exhibits

Consultant shall further develop the Roundabout Loop Option to account for future SR-91 widening and obtain general concurrence from Caltrans. Review of the plan view exhibit is anticipated with City staff and then one meeting with Caltrans for input. Input from the meeting will be incorporated and redistributed via pdf files.

Plan and profile exhibits will be prepared for McKinley Street and the Roundabout Loop Road.

Assumptions	N/A
Deliverables	Updated Roundabout Loop Option (Plan View) Plan and Profile Exhibits (to be included in the Project Concept Report)

3.3.2. Right-of-Way Exhibits

Preliminary right-of-way exhibits shall be prepared depicting preliminary right-of-way needs for the Project.

Assumptions	N/A
Deliverables	Right-of-Way Exhibits (to be included in the Project Concept Report)

3.3.3. Utility Exhibits

Utility exhibits shall be prepared depicting existing utilities and conceptual relocation routes.

Assumptions	N/A
Deliverables	Utility Exhibits (to be included in the Project Concept Report)

3.3.4. Structure Exhibits

Consultant shall further define the network tied-arch bridge, and shall prepare a plan exhibit depicting approximate type and length of retaining walls.

Structure exhibits shall include a plan, section, and elevation for the McKinley Street Overpass and a plan view depicting type and length of retaining walls.

Assumptions	▪ The bridge will be a network tied-arch. ▪ Up to three (3) retaining wall types are included in this scope. Potential types include lightweight cellular concrete embankments with precast concrete facing, Mechanically Stabilized Embankments, cast-in-place cantilevered retaining walls, and segmental (precast block) retaining walls.
Deliverables	Bridge and Retaining Wall Exhibits (to be included in the Project Concept Report)

3.3.5. Preliminary Geotechnical Report

Consultant shall prepare a Preliminary Geotechnical Report for the project to provide preliminary geotechnical information for the Project Concept Report and Type Selection process. This report will prepared using the available subsurface data.

Assumptions	N/A
Deliverables	Preliminary Geotechnical Report (to be included in the Project Concept Report)

3.3.6. Preliminary Traffic Analysis Report

The Traffic Analysis Report prepared under Task 2.8.2 shall be included as part of the Project Concept Report.

Assumptions	N/A
Deliverables	Preliminary Traffic Analysis Report (to be included in the Project Concept Report)

3.3.7. Construction Cost Estimates

Rough order of magnitude costs shall be prepared based on the exhibits listed above to refine the project costs.

Assumptions	N/A
Deliverables	Construction Cost Estimates (to be included in the Project Concept Report)

3.3.8. Right-of-Way Cost Estimates

Rough order of magnitude right-of-way cost estimates shall be prepared based on the right-of-way exhibit to refine the project costs.

Assumptions	The City's Right-of-Way Consultant shall perform right-of-way cost estimates.
Deliverables	Right-of-Way Cost Estimates (to be included in the Project Concept Report)

3.3.9. Project Concept Report

The Project Concept Report shall include the exhibits, reports, and cost estimates included above. This report shall be submitted to the City for review. It is assumed that this report will be presented to City Council for approval.

Assumptions	N/A
Deliverables	Draft Project Concept Report Final Project Concept Report

3.4. PROJECT CONCEPT APPROVAL

The City shall present the Project Concept Report to City Council. Consultant shall support the City at City Council. City Council approval is anticipated prior to Environmental Technical Studies and proceeding with Plans, Specifications & Estimates.

Consultant shall organize meeting at Caltrans to review the updated roundabout concept. Key functional units, such as geometrician shall be in attendance. Consultant shall present proposed concept and obtain confirmation that Caltrans has no objection to the proposed concept.

Assumptions	▪ Caltrans will confirm that updated roundabout concept and proposed design exceptions will be acceptable in principle.
Deliverables	Meeting handouts and minutes

3.5. DESIGN BASIS MEMORANDUM

Consultant shall prepare a Design Basis Memorandum indicating the applicable design standards for various items of work for the approved project concept.

Plans and specifications shall be prepared in accordance with current AASHTO and Caltrans' regulations, policies, procedures, manuals, and standards. Improvements of local roads may be prepared in accordance with City standards in lieu of Caltrans standards as directed by the City. All documents shall be prepared using US standards and dimensions. Compliance with AREMA, BNSF-UPRR Guidelines for Railroad Grade Separation Projects and/or County or City Standards shall also be required, as appropriate.

In event that non-standard features become apparent during the initial design, Consultant shall prepare the necessary design exceptions following Caltrans or BNSF and the respective city's guidelines.

Assumptions	N/A
Deliverables	Design Basis Memorandum

4. ENVIRONMENTAL DOCUMENTATION

The Consultant will prepare a thorough project description defining the limits of project-related activities, which will be used as the basis for environmental technical studies conducted for this project. Pursuant to section 21080.13 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15282(g), the state legislature has determined that railroad grade separations shall be statutorily exempt from CEQA documentation and public disclosure requirements. Accordingly, a more formal CEQA environmental document is not required for this project. However, in certain instances and at the discretion of the sponsoring agency, it is sometimes prudent to undertake certain limited environmental studies in order to better understand and manage the consequences of a particular proposed railroad grade separation. Such is the case for the Project, for which the City and Caltrans has determined that certain selected studies should be undertaken. This scope of work responds to that decision.

4.1. CEQA STATUTORY EXEMPTION

Consultant shall prepare a Notice of Exemption (NOE) and provide to the City for approval and submittal to the State Clearinghouse. In addition, once biological, cultural, noise, and community impact reports have been completed and approved by the City, the Consultant will prepare a letter report summarizing the findings of these reports, as well as general information related to public outreach that was conducted in support of the project.

Assumptions	N/A
Deliverables	▪ CEQA Notice of Exemption ▪ Summary of Reports & Public Outreach

4.2. TECHNICAL STUDIES

The Project will not receive federal funds and therefore NEPA compliance is not required and Caltrans Local Assistance involvement is not anticipated. Unless otherwise specified, scope of work tasks will be completed by Consultant's staff. Consultant shall develop Project Vicinity and Project Location Maps, as well as a set of maps that clearly shows the location and features of the alternative under consideration. Additionally, base mapping of the environmental components/data. These components/data include hazardous materials sites, and land uses and right-of-way sites. Data from publicly available sources will be used and adjusted, where appropriate, based on field surveys and observations conducted by the Consultant.

The following list includes the studies included in this scope:

- Natural Environment Study/Minimal Impacts
- Jurisdictional Delineation Report
- Initial Site Assessment
- Visual Impact Assessment
- Relocation Impact Statement
- Community Impact Assessment
- Cultural Resources
- Noise Study Report
- Air Quality
- Water Quality Assessment

- Paleontological Resources

Assumptions	▪ Environmental Documentation (Technical Studies) shall be prepared for only the approved project concept. ▪ NEPA/404 integration process will not be required. ▪ Only the studies specifically identified in this scope are included. ▪ Two (2) draft versions and one (1) final version of each study are assumed.
Deliverables	▪ Technical Studies/Analyses

5. PLANS, SPECIFICATIONS & ESTIMATES (PS&E)

This task shall include detailed engineering calculations, design, construction plans, specifications and special provisions and engineer's construction cost estimate for the project that will enable the City to advertise and award the construction contract for the project.

The responsible Consultant/Engineer shall sign all Plans, Specifications, and Estimates (PS&E) and engineering data furnished by him/her, and where appropriate, indicate his/her California registration number. The Consultant shall prepare and furnish Special Provisions for items of work included in the plans which are not covered in the Standard Specifications, Caltrans-approved standard special provisions, and City approved standard special provisions.

Federal regulations require a Value Analysis study on all federal aided projects with a total cost (construction, right-of-way, and support) exceeding $50 million. The McKinley Street Grade Separation is not anticipated to be federally funded. Value Analysis is excluded from this scope.

5.1. REPORTS

5.1.1. Water Quality Management Plan

Consultant will prepare a Water Quality Management Plan (WQMP) for the project as required for urban runoff from municipal separate storm sewer systems (MS4 permit). The scope of the WQMP will include recommendations for post-construction permanent best management practices (BMPs), including source control (structural and non-structural) and treatment BMPs. Recommendations for BMPs will be incorporated into the project's PS&E. This work includes documentation and incorporation of environmental requirements and mitigation measures, NPDES, temporary and permanent BMPs, air/water quality, erosion/sediment control) into the Project construction documents.

Assumptions	▪ Consultant shall provide base Project data (areas, slopes, etc.) for the Storm Water Pollution Prevention Plan (SWPPP). The Contractor shall be required to engage a licensed engineer to prepare the SWPPP. ▪ City shall provide input on their preferred BMPs to be incorporated (if needed).
Deliverables	▪ Water Quality Management Plan ▪ Storm Water Pollution Control Plans ▪ Storm Water BMP Plans ▪ Storm Water Pollution Plan Preparation ▪ Notice of Intent

5.1.2. Hydrology & Hydraulics Reports

The Hydrology and Hydraulics Report shall quantify the magnitude and frequency of design flows from adjacent areas for the Project area, as well as the peak flows and volumes attributable to the proposed improvements. It will also include a description of the proposed on-site drainage improvements and any treatment Best Management Practices (BMPs) to be incorporated into the design to satisfy National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Permit (MS4 Permit) requirements.

Consultant will investigate hydrologic and hydraulic features of the site as necessary to accommodate the grade separation.

Consultant shall perform hydrology and hydraulic studies to obtain and provide design solutions which will remove surface runoff from the upstream side of the highway to the downstream side.

Assumptions	▪ City shall provide previous hydrology/drainage studies performed for the project area. ▪ Design flow for the double 8'x4' RCB will be provided by the City.
Deliverables	▪ Draft Hydrology & Hydraulics Report ▪ Final Hydrology & Hydraulics Report

5.1.3. Traffic Management Plan

A Traffic Management Plan (TMP) will be developed with the objective of the TMP being to provide continuous traffic circulation and access, with adequate space for safe and efficient construction. The TMP will be coordinated with project stakeholders. Development of the staged construction and traffic detours or alterations to traffic patterns will be included.

The TMP shall be developed according to Caltrans TMP Guidelines. TMP strategies include:

- Public Information
- Motorist Information
- Incident Management
- Construction Strategies
- Demand Management
- Alternate Routes (or Detours)

Assumptions	▪ Although the TMP shall be prepared per Caltrans guidelines, it is anticipated that Caltrans review and approval of the TMP shall be limited to portions impacting their right-of-way only. ▪ Analysis of one (1) alternate route will be provided
Deliverables	▪ Draft Traffic Management Plan ▪ Final Traffic Management Plan

5.1.4. Geotechnical Investigations & Report

Consultant shall conduct geotechnical investigation, and shall report findings to support structures, pavement, and other portions of the Project requiring geotechnical support.

Consultant will provide geotechnical, geologic and seismic design recommendations. Consultant will provide geotechnical and foundation recommendations for roadway, bridge, retaining walls, and other structures, as required.

Consultant will prepare a geotechnical, materials and bridge foundation report with information gathered during the site visit and review of existing subsurface data, geotechnical borings, results obtained from the alternative analysis, and the preliminary bridge and retaining wall foundation data.

Geotechnical Field Exploration & Laboratory Testing

Consultant will prepare and submit a geotechnical review and exploration plan for the City review. Consultant will obtain right-of-entry permits prior to exploration. Consultant will conduct subsurface investigation and evaluate the results in accordance with specified testing criteria.

The Consultant will perform a total of 34 borings. The field exploration program is tabulated below.

Design Element	Number of Borings	Approximate Boring Depth Below Existing Ground Surface (feet)
Bridge	4	150
Embankment (North)	3	50
Embankment (South)	4	50
Retaining Walls	18	40
Roadway Improvements	5	10

It will be the responsibility of the Consultant to notify Underground Service Alert (USA) and provide traffic control. The approved locations will be marked in the field and USA will be notified. Traffic control in the City right-of-way (when required) for the field investigation will be performed in accordance with the California Joint Utility Traffic Control Manual, the Manual on Uniform Traffic Control Devices and the Standard Specifications for Public Works Construction per City requirements. Traffic control in Caltrans right-of-way will be performed in accordance with Caltrans Standard Plans.

The deep boreholes will be excavated using a truck-mounted rotary-wash drill rig. Soil cuttings will be temporarily stored onsite in 55-gallon drums, tested for contaminants, then dispose offsite. The shallow boreholes will be excavated using a truck-mounted or track-mounted drilling rig equipped with 8-inch diameter hollow-stem augers. Spoils generated from the hollow-stem auger borehole excavations will be mixed with cement and water and used to backfill the boreholes. Asphalt concrete cold-patch will be used to replace asphalt that is removed by excavations, and quick-set cement will be used to replace concrete that is removed by excavations.

Laboratory Testing

Consultant field personnel will collect soil samples for laboratory testing, including bulk samples of near surface soils and small disturbed and relatively undisturbed ring samples of deeper soils. The small disturbed and relatively undisturbed soil samples will be collected using split-spoon samplers at a vertical interval of about 5 feet, alternating between the Standard Penetration Test (SPT) sampler and the Modified California Drive (MCD) sampler. Samples of subsurface soils will be logged during the field investigation, secured in their containers or collected in plastic bags, and transported to the Consultant laboratory.

Consultant will select representative soil samples for laboratory testing. Various laboratory tests will be performed to determine or derive physical and engineering characteristics of soils. Anticipated laboratory soil tests include: in-situ moisture content and density, grain size distribution, Atterberg limits, direct shear, consolidation, unconsolidated-undrained triaxial, R-value, maximum density and optimum moisture content, and soil corrosion tests. Tests will be conducted in general accordance with California Test methods or ASTM standards.

Field Soil Percolation Testing

Consultant shall estimate the infiltration rate of onsite soils at each specified site. Up to eight (8) infiltration test sites are included in this scope.

Consultant will drill a boring and three temporary wells at each basin site. Maximum targeted borehole depth is estimated to be 30 feet. Depth of the wells will depend on the design invert elevation of the proposed basin but is assumed to be no more than 15 feet below existing ground. Sampling schedule will be at 5-foot intervals in the soil boring. The three wells will not be sampled, though the soil type will

be observed for comparison and documented in well logs. Each well will be soaked overnight and infiltration testing will commence the following day. Well infiltration testing will be performed following USBR 7300-89 method.

Aerially Deposited Lead (ADL) Investigation and Reporting

Soil Samples: Caltrans requires ADL boring intervals to be 300 feet or less and, depending on the lateral distance of the excavation, more than one-line of borings can be required. This scope assumes only one line of borings is required.

According to the Caltrans Guidance, samples for ADL testing should be obtained from depths extending to the bottom of proposed construction excavations. Since higher ADL concentrations are usually found near the ground surface and the ADL concentration usually diminishes with depth, Consultant shall use a two-phase program to reduce costs. The boring and sampling depth for the first phase will be limited to 4 feet. If soils are determined to have high levels of lead, then a second phase field sampling would be required to collect samples from greater depths (to proposed excavation depths). The scope given below is for the first phase of work only.

Consultant shall excavate up to sixteen (16) shallow borings to collect near-surface material samples for ADL testing. Samples will be collected from borings excavated using a 3-inch stainless steel hand-auger. Near-surface soil samples will be collected approximately at 0.5, 1.5, 3 and 4-foot depths from each boring. Consultant shall forward the soil samples to a California Certified analytical laboratory for testing:

- All samples shall be tested for total lead using U.S.EPA Method 6010B,
- Samples that contain greater than or equal to 80 mg/kg of total lead shall be analyzed for soluble lead using California Waste Extraction Test (citric acid extraction) for extractable lead,
- Samples that contain greater than or equal to 5 mg/l of extractable lead using CA WET (citric acid), shall be analyzed using CA WET (de-ionized extraction) for de-ionized extractable lead,
- Samples that contain greater than or equal to 1,000 mg/kg of total lead, or greater than or equal to 5 mg/l of extractable lead using CA WET (Citric acid) shall be analyzed using the EPA Toxic Characteristic Leaching Procedure (TCLP) for leachable lead, and
- Ten percent of soil samples collected shall be analyzed using U.S.EPA Method 9045C for pH.

Yellow Thermoplastic Striping Samples: Yellow thermoplastic traffic stripes will be sampled McKinley Street and ramps within the project improvements. The sampled yellow thermoplastic traffic striping will be tested for concentrations of lead and chromium.

The retrieved paint samples will be immediately placed in clean glass jars with teflon lids. Jars will be labeled with project information including the project name and number, sample number, location from which the sample was collected, and date and time of sampling. All samples will be entered on chain-of-custody forms and transported to a certified laboratory for testing.

- Samples shall be analyzed for total lead using U.S.EPA Method 6010B,
- Samples shall be analyzed for Chromium using U.S.EPA Method 6010B,
- Samples that contain greater than or equal to 50 mg/kg total lead shall be analyzed for soluble lead using California Waste Extraction Test (Citric acid extraction) for extractable lead,
- Samples that contain greater than or equal to 50 mg/kg total chromium shall be analyzed for soluble lead using CA WET (Citric acid extraction),
- Samples that contain greater than or equal to 100 mg/kg of total lead, or greater than or equal to 5 mg/l of extractable lead using CA WET (Citric acid) shall be analyzed using the EPA Toxic characteristic Leaching Procedure (TCLP) for leachable lead, and

- Samples that contain greater than or equal to 100 mg/kg of total chromium, or greater than or equal to 5 mg/l of extractable lead using CA WET (Citric acid) shall be analyzed using TCLP for leachable lead.

Consultant will prepare an ADL investigation work plan and a Health and Safety plan and submit to Caltrans for review. Following the ADL investigation, Consultant will prepare a report for the project, summarizing the findings of the lead testing investigation. The report will include findings of the field sampling, results of laboratory tests and the statistical analysis, and recommendations for reuse of on-site soils excavated during construction.

Preliminary Foundation Reports

PFRs are required for non-standard design elements located within Caltrans right-of-way only. Based on current project layout, Consultant will prepare a Preliminary Foundation Report (PFR) to provide preliminary geotechnical information to assist structural designers in the Type Selection process. These PFRs will be prepared using the available subsurface data and the format will be in accordance with the current Caltrans Guidelines.

Geotechnical Engineering Analyses

Results obtained from the field investigation and laboratory testing will be used to characterize subsurface soils and conditions and create idealized soil profiles for design purpose. The following analyses will be performed for the project:

- Evaluation of seismicity and estimation of Peak Ground Acceleration based on the Caltrans design criteria, and recommendations of an ARS curve for the bridge structural design.
- Assessment of soil liquefaction potential, seismic settlement, and lateral spreading.
- Foundation analysis for bridge and retaining walls.
- Assessment of global slope stability and settlement of embankments.
- Evaluation of soil corrosivity conditions and recommendations for mitigation measures.
- Design of pavement structural section in accordance with the Caltrans method.

Report Preparation

Consultant will analyze the results and present them in the geotechnical report. The geotechnical report will be prepared to include recommendations for design and construction of bridge foundations, bridge type selection, earth retaining structures, cut and fill slopes, pavement, and drainage facilities.

Consultant will prepare the reports listed in the table on the following page. It is assumed that Caltrans will review only the improvements in their right-of-way; therefore, a Foundation Report will be prepared for retaining walls within Caltrans right-of-way. A Geotechnical Design Report and a Materials Report will be prepared for the improvements within Caltrans right-of-way. A Geotechnical Report will be prepared to include all other improvements within the project. The Foundation Report for non-standard retaining walls within Caltrans right-of-way will be prepared in accordance with the Caltrans Guideline – Foundation Reports for Earth Retaining Systems (ERS) dated June 2017. The Geotechnical Design Report (GDR) will be prepared in accordance with Caltrans guideline dated December 2006. The Materials Report will be prepared in accordance with Caltrans Highway Design Manual Topic 114 dated November 2017.

Design Element	Review Agency	Deliverables
All work outside of Caltrans Right-of-Way	City of Corona	Geotechnical Report
Retaining Walls within Caltrans Right-of-Way	Caltrans / City of Corona	Foundation Report (FR)
Roadway Improvements within Caltrans Right-of-Way	Caltrans / City of Corona	Geotechnical Design Report (GDR)
Pavement Structural Sections within Caltrans Right-of-Way	Caltrans / City of Corona	Materials Report (MR)

Assumptions	▪ Geotechnical Investigation is allowed between 9am and 3pm on weekdays. ▪ No investigation of hazardous materials is included in this scope of work. If hazardous materials are encountered during field investigations, work will immediately be terminated and the City will be notified. Soil cuttings are assumed to be non-hazardous for disposal purposes. Remedial mitigation plans for any removal of hazardous waste are not included in the scope of work. ▪ Borings will be located outside of the railroad right-of-way. ▪ Engineer Stamped Traffic Control Plans are not included. Any borings requiring traffic control are assumed to be performed in accordance with the WATCH Manual. If required, Consultant can prepare Traffic Control Plans signed by a licensed Civil or Traffic Engineer for geotechnical boring work for an additional fee. ▪ Special procedures for field investigation, laboratory testing, and disposal of investigation derived waters if soil or groundwater is hazardous is not included in this scope. ▪ Life-cycle cost analyses for pavement are not included in this scope. ▪ Falling weight deflector (FWD) testing of existing pavements and recommendations for rehabilitation based on FWD results are not included. ▪ Existing pavement rehabilitation recommendations, if required, will be provided by others.
Deliverables	▪ Geotechnical Report ▪ Foundation Report (FR) ▪ Geotechnical Design Report (GDR) ▪ Materials Report (MR) ▪ Aerially Deposited Lead (ADL) Testing Report

5.1.5. Landscape & Aesthetic Concepts

Based on input provided by the City, the stakeholders and the information gathered during the site reconnaissance, the Consultant shall define opportunities and constraints including site features and context, climatic influences, pedestrian and vehicular circulation systems, landscape planting, and view corridors for use in the preparation of the landscape concept plan. Conceptual plans or exhibits shall be

submitted. The landscape concept shall contain an initial plant palette, planting design, and median hardscape treatments. Consultant shall prepare an image board composed of relevant imagery. Proposed hardscape and softscape materials and finishes shall be included to further illustrate the design intent. Image board may be presented at community outreach meetings, at the City's discretion.

Colored 2D exhibits shall be prepared for bridge and retaining wall aesthetics. Preferred options shall be developed into 3D renderings. Aesthetic options may be presented at community outreach meetings for stakeholder input.

Assumptions	▪ One (1) revision to the landscape concepts is included in this scope. ▪ Up to three (3) bridge and three (3) retaining wall aesthetic options are included in this scope.
Deliverables	▪ Landscape Concepts ▪ Bridge and Retaining Wall Aesthetic Concepts

5.1.6. Structure Type Selection Report

A Structure Type Selection Report will be prepared for the McKinley Street Overpass. The bridge type report will include a discussion of foundation and falsework requirements, seismic and aesthetic considerations, traffic handling requirements, staging, and construction cost. Anticipated construction methods for building the bridge off-site and moving it into place will be identified in the Type Selection process and coordinated with the project geometry. Consultant will submit Type Selection documents to the City, BNSF, and RCFC&WCD for review and approval.

Assumptions	▪ The Structure Type Selection Report shall evaluate only a network tied-arch structure. Other structure types have been deemed infeasible for this project. ▪ The approved Structure Type Selection Report shall not be updated throughout the course of PS&E. Any changes resulting from further development of the PS&E shall not require updates to the Structure Type Selection Report.
Deliverables	▪ Structure Type Selection Report

5.2. CALCULATIONS

All roadway calculations and structural analyses and design will be performed using Caltrans current standards and requirements.

5.2.1. Civil/Survey Calculations

The Consultant shall provide the following roadway calculations:

- Geometric traverse and right-of-way
- Template notes and slope staking note
- Profile
- Grid grades

Survey calculations shall include measurements of square footage for certain fee takes and the associated closure reports necessary for PS&E.

Quantity calculations shall be submitted with the Cost Estimates.

Calculations shall be submitted at the 65% and 95% milestones, and updated as required beyond the 95% milestone. The 65% calculations (Draft) shall undergo a cursory QA/QC review. The 95% (Final) calculations shall be fully checked and reconciled.

Assumptions	Cross sections for proposed roadway features (CL, TC, FL) will be provided at 25-foot intervals and key points.
Deliverables	▪ Draft Civil/Survey Calculations ▪ Final Civil/Survey Calculations

5.2.2. Structural Calculations

Structural calculations shall be provided for the bridge and any retaining walls that are not covered by Caltrans Standard Plans or are manufacturer-/contractor-designed retaining walls. AASHTO and Caltrans criteria shall govern the design of the structures.

Calculations shall be submitted at the 65% and 95% milestones, and updated as required beyond the 95% milestone. The 65% calculations (Draft) shall undergo a cursory QA/QC review. The 95% (Final) calculations shall be fully checked and reconciled with the Independent Checker. Supplemental calculations will be submitted at 100% as needed.

Assumptions	▪ This scope assumes that the bridge is a network tied-arch bridge.
Deliverables	▪ Draft Structural Calculations at 65% ▪ Final Structural Calculations at 95% ▪ Supplemental (or Updated) Structural Calculations at 100%

5.2.3. Independent Check

Independent Structural Calculations shall be performed between the 65% and 95% milestones.

Assumptions	▪ The bridge shall undergo a full independent check, and the deliverable shall include a second set of independent structural check calculations. ▪ Retaining walls and other structures shall be checked using a procedure similar to "Red-Blue-Yellow", as outlined in the Quality Control Procedures. A second set of structural check calculations shall not be submitted for retaining walls and other structures. ▪ This scope assumes that the bridge is a network tied-arch bridge.
Deliverables	▪ Independent Structural (Bridge) Calculations

5.3. PLAN PREPARATION

Plans shall be prepared and submitted for the 35%, 65%, 95%, 100%, and Issued for Bid (IFB) (or Final) milestones. Six (6) sets of 24-inch x 36-inch and three (3) sets of 11-inch x 17-inch Plans shall be provided at each milestone, except one (1) set of 24-inch x 36-inch original signed/sealed plans shall be submitted for the IFB submittal.

Plan shall be prepared electronically according to the CADD Standards established in the approved Project Management Plan.

The following sections of this Scope of Services describe specific categories of plans (e.g. Roadway Plans). Consultant shall not submit plans separately; all plans noted shall be submitted as a combined set at each milestone submittal.

5.3.1. General Plans

General plans may include title sheet, vicinity and location map, sheet index, location map, construction notes, construction legend, standard symbols, telephone numbers of utilities and other affected agencies and businesses, basis of bearing and bench mark, general notes and abbreviations.

Assumptions	N/A
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.2. Survey Control Plan

Survey and horizontal control plan shall be developed to provide street and rail centerlines and bridge ties to establish project control points.

Assumptions	N/A
Deliverables	▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.3. Right-of-Way Plans

Sheets shall delineate the existing right-of-way, and the acquisitions and easements (specifically Temporary Construction Easements) that are available for the Contractor's use.

Assumptions	Temporary Construction Easements will not be shown elsewhere in the plans. If the City desires to show them in the plans, they will appear only on the Right-of-Way Plans.
Deliverables	▪ 65% Plans ▪ 95% Plans

	▪ 100% Plans ▪ IFB Plans

5.3.4. Roadway Plans

Roadway or related facilities plans shall be prepared in conformance with the current City Design and Standard Plans for roadway within City right-of-way, and shall be per Caltrans standards and requirements within Caltrans right-of-way.

Roadway plans may include:

- Demolition and Removal Plans*
- Typical Sections
- Plan and Profile
- Intersection Details*
- Off-Site Improvement Plans
- Grading Plans*
- Erosion Control Plans*
- Construction Details*

* Indicates plans that may not be included in the 35% submittal.

Assumptions	N/A
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.5. Traffic Plans

Traffic plans may include:

Traffic plans may include:

- Traffic Signal Plans
- Ramp Metering Modification Plans
- Pavement Delineation & Signing Plans
- Overhead Sign Plan
- Sign Panel Detail Plans *
- Signal Interconnect Plans *
- Stage Construction Plans
- Traffic Handling Plans
- Temporary Traffic Signal Plans *
- Detour and Construction Area Sign Plans *
- Street Lighting Plans
- Parking Lot Lighting Plans

* Indicates plans that may not be included in the 35% submittal.

Traffic signal modification plans will be prepared at McKinley Street/SR-91 EB Off-ramp and McKinley Street/Magnolia Avenue. New traffic signal design plans will be prepared at McKinley Street Side Ramp/Sampson Avenue, Loop Road/Sampson Avenue, and McKinley Street/Estelle Street.

Ramp metering modification plans will be prepared for the McKinley Street to SR-91 EB loop on-ramp and the SR-91 EB on-ramp from the new roundabout.

Pavement delineation & signage plans will be prepared for McKinley Street from SR-91 WB Ramps to Magnolia Avenue, Sampson Avenue from McKinley Street Side Ramp to New Loop Road, New Loop Road, new portion of Anselmo Drive, 300' of Estelle Street west of McKinley Street and east into shopping center, SR-91 WB off-ramp, and SR-91 EB on-ramp from the new roundabout.

Overhead sign plan will be prepared for a new sign structure over the SR-91 WB off-ramp lanes with lane designation signs. One plan sheet is assumed.

Sign panel detail plans will be prepared to show sign heights and widths and letter heights for proposed mounted guide signs for the project. Two sheets of details are assumed.

Signal Interconnect plans will be prepared for McKinley Street from SR-91 EB Off-ramp to Magnolia Avenue, along the Loop Road between McKinley Street and Sampson Avenue, and along Sampson Avenue between McKinley Street side ramp and the Loop Road.

Stage Construction Plans shall identify the general sequence of work. The Construction Schedule shall be based on the stages shown in the plans.

Traffic Handling Plans will be prepared for the project along McKinley Street from SR-91 WB ramps to Magnolia Avenue, Sampson Avenue 500 west of McKinley Street to Anselmo Drive, along Estelle Street, and along the SR-91 EB off-ramp. A total of 14 traffic handling sheets are anticipated.

Temporary Traffic Signals will be prepared at McKinley Street/SR-91 EB Off-ramp, McKinley Street/Sampson Avenue, and McKinley Street/Estelle Street.

Detour and Construction Area Signage Plans will be provided showing routing (detours) for any full closures (such as long term, overnight, or weekend closures). Detour Plans will be provided for Estelle Street Closure, SR-91 EB On-ramp closure, and SR-91 EB Off-ramp closure.

Street Lighting Plans shall be provided for new and modified roadways within the project limits. Lighting may be required under the bridge structure. It is assumed that no temporary lighting will be required. Lighting on private properties affected by the Project is anticipated. Photometrics will be developed and the plans will depict pole and luminaire type and locations, pull box and power source locations, and wiring/circuit diagrams, schedules, and details (as necessary).

Parking Lot Lighting Plans will be prepared to reestablish the impacted parking lot lights at the Food 4 Less Center, Los Arcos Plaza, and the shopping center at the northwest corner of McKinley Street/Sampson Avenue. A total of three sheets are anticipated.

Assumptions

- A maximum of three (3) stages of construction are assumed.
- Improvements along Sampson Avenue are limited to removal of the existing intersections with McKinley Street and KPC Parkway, and the addition of two new intersections with the side ramp and loop connector road.
- Temporary street lighting is not included in this scope.
- Separate traffic signal removal plans are not included in this scope.

	▪ No specialty lighting on the bridge structure is included in this scope.
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.6. Utility Plans

Existing Composite Utility Plans: Consultant shall identify existing utilities based on collected record, survey, and pothole data. Disposition (protect-in-place, abandon, relocate, relocate by others, etc.) of existing utilities shall be identified.

Proposed Composite Utility Plans: Proposed utility locations shall be based upon the Consultant's designed elements as well as information provided by third-party utility companies, including the undergrounding of electrical, telephone, and cable facilities. Consultant shall design the City Utility relocations per the Cities' standards. Any new utilities (e.g. water mains and fire hydrant connections in the Connector Road) shall be depicted.

Sanitary Sewer Plans: Existing City and County sanitary sewer facilities are located along McKinley St and Sampson Ave. There are four sewer mains that will require relocation, two are north of the tracks and the other two are south of the tracks. The existing 15-inch sewer line along McKinley between SR-91 and Magnolia Ave will be relocated in sections to re-establish connection outside of the proposed McKinley St embankment areas. The 15-inch sewer line north of the tracks will be relocated alongside the relocated 4'x8' double box storm drain culvert along the new McKinley side ramp. The 15-inch sewer line south of the track will be relocated to a proposed utility easement east of McKinley St. The line will be relocated from Magnolia Ave and tie into the existing sewer siphon crossing south of the tracks. The 4-inch sewer force main will need to be partially relocated south of the tracks to provide clearance for the new bridge abutments. Private property sewer lateral detail plans will be provided for re-establishing sewer lateral connections for the existing buildings adjacent to McKinley St to the newly relocated mainlines.

Water Plans: Existing City and County water line facilities are located along McKinley St, Sampson Ave, Magnolia Ave, and Estelle St. The existing 12-inch water main along McKinley between Sampson Ave and SR-91 will be relocated within the proposed Loop Rd alternative and re-connected to the existing water line along Sampson Ave to re-establish the water main loop. The 12-inch water main along McKinley Ave south of the tracks will be relocated to the east and/or west within a proposed utility easement. Private party water line details plans will be provided for re-establishing water services for the existing buildings adjacent to McKinley St to the newly relocated mainlines.

Pothole Data Sheet(s): The potholes shall be identified on the plans. A pothole log shall be provided depicting station/offset or coordinates of pothole, utility information such as size, material, and depth, and elevations of existing ground and top of utility.

Assumptions	▪ Buildings that are not along McKinley St frontage are assumed to have utility services provided from another location and are not anticipated to have any service relocations. ▪ Existing utilities will be protected when possible. ▪ Sewer capacity modeling or calculations are not anticipated or included in this scope of work.

	▪ Water line capacity modeling or calculation are not anticipated or included in this scope of work. ▪ Sewer and water proposed relocations will be done in-kind for pipe size and materials.
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.7. Landscaping & Irrigation Plans

Landscape and Irrigation plans shall be prepared in conformance with City's Specific Plan, City's Water Conservation Ordinance and Caltrans standards and requirements.

Landscaping Plans shall indicate plant species, sizes, quantities and locations with notes, legends, detail reference call-outs and planting details.

Irrigation Plans shall be prepared based on use of City's Reclaimed Water, and in conformance with standards of the Department of Health Services. Irrigation Plans shall indicate all components and facilities for a permanent automatic irrigation system to support the improvements. Irrigation system includes, but is not limited to, sprinkler head layout, piping, valves, water supply Point-of-Connection(s), irrigation controllers with notes and call-outs. Irrigation system design shall incorporate current industry technology and installation methods to produce an efficient system operating within a public environment. Also included shall be the equipment and material legends, and installation details for proposed irrigation facilities.

Assumptions	▪ Off-site landscaping is limited to restoring existing landscaping within the areas of disturbance for the proposed improvements. ▪ Reclaimed Water lines do not currently existing within the project limits.
Deliverables	▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.8. Drainage Plans

Plans shall be provided for the any proposed storm drain facilities, including incorporation of Post Construction Structural BMPs. Plan and profile sheets shall be provided for all mainline storm drains. Plans shall include connector pipe profile sheets and miscellaneous construction detail sheets, as required, for detailing connections to existing facilities, and other miscellaneous details.

The 35% plans shall include layouts, but profiles and details may not be provided.

The primary conveyance system within the project area is the Arlington Channel, which is owned and maintained by RCFC & WCD. North of Arlington Channel, a City of Corona double 8-ft x4-ft reinforced box culvert collects stormwater along McKinley and adjacent properties. This system collects runoff from the north extending all the way to the communities of Northeast Corona and Corona Ranch and

discharges directly into Arlington Channel west of the existing McKinley Street bridge across the channel. The box culverts will be realigned and moved west of McKinley Street along the proposed side ramp in order to avoid conflicts with the proposed bridge abutment and embankment.

Part of the plaza east of McKinley and north of Sampson drains to two existing catch basins directly connected to the existing double box culvert. These catch basins and lateral will need to be replaced and connected to the re-located double box culvert. The new lateral will need to be encased or sleeved to withstand the embankment loading. The majority of the Quickie's Quality Car Wash/Carl's Jr. plaza drains south towards Sampson and discharges to a catch basin independent of the box culvert system. Other existing city storm drain systems along Sampson drain directly into the Channel and will not be impacted. An existing City of Corona storm drain line collects stormwater along the east side of McKinley, south of the tracks in the Food 4 Less Plaza. There are two curb opening catch basins and two parkway culverts that will need to be removed. The proposed roadway profile will not allow for the direct discharge of plaza stormwater onto McKinley; and, the private storm drain system will be expanded and connected to the public storm drain system.

The majority of the private properties west of McKinley, south of the tracks, drain towards Estelle Street, where stormwater is conveyed west. These properties would not be impacted by the project. Driveways and adjacent areas that drain directly onto McKinley Street will either be regraded to drain towards Magnolia Avenue or Estelle Street, or on-site storm drains added where feasible.

The roundabout loop connector road option will require the replacement of an existing concrete ditch that conveys flow emanating from Caltrans right-of-way to an existing storm drain located within McKinley Street. The proposed improvements will require the demolition of the existing ditch and design a new storm drain system aligned along the frontage road and new eastbound on-ramp.

Assumptions	Arlington Channel realignment is excluded from this scope.
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.9. Bridge Plans

Layout sheets, elevations and details shall be provided for the structure selected in the Structure Type Selection Report.

The 35% plans shall consist of the General Plan and Foundation Plan.

Caltrans Standard Plans and City/County Standards may be referenced, where applicable.

Assumptions	This scope assumes that the selected bridge type is network tied-arch bridge.
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.10. Retaining Wall Plans

Layout sheets, elevations and details shall be provided for the necessary retaining walls on the project. The analysis, design, and layout of three (3) retaining wall types are included in this scope:

- Caltrans Type 1 or 5 cast-in-place concrete cantilevered retaining walls.
- Mechanically Stabilized Earth (MSE) walls or precast concrete walls with lightweight cellular concrete fill.
- Segmental Retaining Walls (also known as Precast Modular Block Walls)

Caltrans Standard Plans and City/County Standards may be referenced, where applicable.

35% plans shall show preliminary layouts but retaining wall details will not be included at that submittal milestone.

Assumptions	N/A
Deliverables	▪ 35% Plans ▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.3.11. Log of Test Borings

Log of Test Borings sheets will be included as part of the structure plans. Consultant shall prepare the Log of Test Borings sheets in accordance with Caltrans Standard Procedures.

Assumptions	N/A
Deliverables	▪ 65% Plans ▪ 95% Plans ▪ 100% Plans ▪ IFB Plans

5.4. SPECIFICATIONS

The Consultant shall prepare and furnish Special Provisions for items of work included in the plans which are not covered in the Standard Specifications, Caltrans-approved standard special provisions, and City approved standard special provisions.

Technical Specifications and Special Provisions shall conform to the Greenbook and the City of Corona Department of Public Works Modifications to Standard Specifications for Public Works Construction, latest edition and Caltrans Standard Specifications and standards for the bridge and retaining wall portions of the design.

Specifications shall be provided at the 65%, 95%, 100%, and IFB milestones. Six (6) sets of Specifications shall be provided at each milestone, except one (1) set of signed/sealed Specifications shall be provided for the IFB submittal. Electronic submittals shall include both PDF and Word formats.

Assumptions	▪ Technical Specifications and Special Provisions shall be prepared in Microsoft Word format.

	▪ General Conditions (boilerplate) shall be provided by the City, and shall be updated by the Consultant. ▪ Specifications shall reference Greenbook and Caltrans Standards where applicable. However, the General Conditions shall indicate that any standard payment clauses are void, and custom payment clauses shall be developed for each item listed in the Bid Schedule.
Deliverables	▪ 65% Specifications ▪ 95% Specifications ▪ 100% Specifications ▪ IFB Specifications

5.5. COST ESTIMATES

Throughout development of the PS&E, the Consultant shall update the preliminary cost estimate.

For construction costs, Consultant shall provide detailed project quantity estimates and cost estimates at the 65%, 95%, 100% and IFB milestones. Bid Schedules shall also be provided with each line item referenced to a payment item in the Specifications. The 35% Cost Estimate shall be detailed, but will not include cross-references with the Specifications and the Bid Schedule.

In addition to construction cost, overall capital costs (including right-of-way and soft costs) shall also be provided at each milestone. Costs other than construction costs will require input and direction from the City and the City's Right-of-Way Consultant.

Assumptions	▪ Cost Estimates shall be prepared in MS Excel format. ▪ The City shall provide input on soft costs. The City's Right-of-Way Consultant shall provide input on right-of-way costs. ▪ Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the City wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the City will be paid for as Additional Services.
Deliverables	▪ 35% Cost Estimate ▪ 65% Cost Estimate, Quantities & Bid Schedule ▪ 95% Cost Estimate, Quantities & Bid Schedule ▪ 100% Cost Estimate, Quantities & Bid Schedule ▪ IFB Cost Estimate, Quantities & Bid Schedule

5.6. CONSTRUCTION SCHEDULE

The Consultant shall prepare a minimally detailed construction Critical Path Method (CPM) schedule to support the calculation of the number of Working Days for the Project construction. The CPM schedule shall be provided at the 65%, 95%, and 100% milestones.

Assumptions	N/A
Deliverables	▪ 65% Construction Schedule ▪ 90% Construction Schedule ▪ 100% Construction Schedule

6. RIGHT-OF-WAY

Licensed land surveyors will perform right-of-way engineering, mapping, and field surveys required for this task. This Project will require the acquisition of additional right-of-way. The acquisition process shall be conducted in accordance with California Government Code, Code of Civil Procedure and corresponding Regulations, including but not limited to California Relocation Assistance law. City will review and approve all right-of-way-related work and deliverables.

6.1. RIGHT-OF-WAY REQUIREMENTS

The Consultant shall determine right-of-way needs and prepare exhibit strip plot map for submittal to Caltrans Right-of-Way. The Consultant shall identify the need for new right-of-way, new access control, permanent easements, and temporary construction easements. The Consultant shall coordinate with affected agencies to determine right-of-way impacts (including utility right-of-way needs). Caltrans will approve right-of-way requirements prior to initiating preparation of right-of-way maps.

Assumptions	N/A
Deliverables	Right-of-Way Requirements Map

6.2. RIGHT-OF-WAY MAPS

The Right-of-Way Base Map prepared during the data collection phase shall serve as the base map indicating existing features. Right-of-Way Maps shall include the following:

- Consultant shall identify improvements including monument signs, cell towers, business signs etc. that will be removed and or relocated as a part of the Project.
- Consultant shall prepare right-of-way maps at a scale approved by Caltrans reflecting right-of-way for the Project, including acquisitions and easements required for maintenance access, drainage, material sites, utilities, and construction work areas, as necessary. The Consultant shall also show access control. Dimensions are to be shown in English units.
- Consultant shall perform the Pre-Construction Record of Survey.

Assumptions	N/A
Deliverables	Right-of-Way Maps

6.3. APPRAISAL MAPS, PLATS, AND DESCRIPTIONS

- The Consultant shall coordinate with City's Right-of-Way Acquisition Consultant to prepare legal descriptions, plats, deeds, and maps for each parcel acceptable to Caltrans and the City for conveyance of marketable title interests and for accurate representation of right-of-way necessary for construction of the Project.
- The Consultant shall prepare legal descriptions, plats, and maps acceptable to utility companies (as required) and the City for conveyance of marketable title interests and accurate representation of easements necessary for construction of the Project.
- The Consultant shall prepare a right-of-way maps acceptable to Caltrans.
- A licensed Appraiser hired by the City will be responsible preparation of appraisals as required by Caltrans. The appropriately licensed appraiser shall be used for cell towers (if any), signs, etc. Consultant shall provide required documentation to City's Right-of-Way Acquisition Consultant to allow them to prepare the necessary appraisals for any property required for the Project.
- An experienced Right-of-Way Acquisition Consultant hired by the City shall be responsible for right-of-way negotiations and coordination with City representatives.
- An experienced Relocation Consultant hired by the City shall be responsible for all effort associated with relocations, negotiations and coordination with City representatives.
- The Consultant shall prepare necessary Caltrans Local Assistance Paperwork associated with utility relocations.

Consultant shall prepare exhibits and descriptions for Temporary Construction Easements (TCE) to assist the City's Right-of-Way Consultant in performing appraisals and acquisitions.

Assumptions	▪ Up to 40 plats and legal descriptions are included in this scope. Anticipated plats and legal descriptions include: ▪ Nine (9) Roadway Easements ▪ Four (4) Maintenance & Access Easements ▪ Two (2) Utility Easements ▪ Twenty (20) Temporary Construction Easements ▪ Two (2) plats and legal descriptions are included for the BNSF right-of-way: An Aerial Easement, and a Temporary Construction License. ▪ Two (2) plats and legal descriptions for RCFC&WCD: a temporary easement and a permanent easement for bridge aerial rights. ▪ One (1) plat and legal description for Caltrans relinquishment. ▪ Any parcels that may ultimately require full acquisition shall not require plats and legal descriptions.
Deliverables	▪ Plats and Legal Descriptions ▪ TCE Descriptions & Exhibits

7. COORDINATION, AGREEMENTS & PERMITS

This task encompasses coordination with the City and its various departments (such as Community Development, Transportation, Traffic, DWP, etc.), other involved agencies, Right-of-Way Acquisition Consultant, private property owners, business owners and developers for compatible design and phasing of construction with existing and proposed conditions. This task also encompasses the agreements and permits necessary to design and construct the Project.

Coordination may include:

- BNSF Railway (BNSF), Metrolink, and the California Public Utilities Commission (CPUC)
- Caltrans District 8 (Caltrans)
- Riverside County Flood Control and Water Conservation District (RCFC&WCD)
- United States Army Corps of Engineers (USACE)
- Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Game
- Utility Companies
- Riverside County Transportation Commission (RCTC) including rail and bus services
- County of Riverside including bus services
- Property and business owners, and residents

The Consultant shall provide technical support and prepare documents necessary for executing agreements and obtaining permits needed for the construction of the Project. Permits anticipated for the construction of the Project include:

- BNSF Construction & Maintenance Agreement
- CPUC General Order 88-B Application
- Caltrans Encroachment Permit
- RCFC&WCD Encroachment Permit

Permits necessary for the design of the project shall be obtained by the Consultant (with City assistance, as required). Permits anticipated for the design of the Project include:

- BNSF Right-of-Entry Permit
- RCFC&WCD No-Fee Access Permit
- Caltrans Encroachment Permit (for surveying, potholing, etc.)

The Consultant shall provide technical support and required documentation to the City's Right-of-Way Acquisition Consultant for escrow agreements, relocation agreements, temporary and permanent easements, County recordation, all required notices associated with the acquisitions and permits.

Assumptions

- Channel relocation is not required, therefore the following permits are not included in this scope:
  - USACE Section 404 of the Clean Water Act
  - RWQCB Section 401 Water Quality Certification
  - California Department of Fish and Game Streambed Alteration Agreement
  - California Department of Fish and Game 1600, 1602
- City shall pay for (or reimburse) any permit fees required for design and construction.
- City shall waive (or pay other departments for) any permit fees related to survey, potholing, geotechnical investigation, etc. within City right-of-way.

Deliverables	▪ Permits, as required for design and construction

7.1. BNSF RAILWAY

Coordination with BNSF Railway will include a Right-of-Entry Agreement, the preparation and execution of a Construction & Maintenance Agreement, and plan submittals and review.

The Right-of-Entry Agreement (also referred to as a Temporary Occupancy Permit) will be executed between BNSF Railway and the Consultant, permitting access for data collection (e.g. survey). All personnel entering BNSF's right-of-way shall complete the safety orientation program at the website "www.BNSFcontractor.com" within one (1) year prior to entering the right-of-way.

Assumptions	▪ The Consultant shall pay the License Fee and shall be reimbursed by the City. ▪ Use of the BNSF right-of-way during design shall be limited to survey and field inspection. Geotechnical investigations and potholing shall be performed outside of the BNSF right-of-way.
Deliverables	▪ BNSF Right-of-Entry Agreement

7.1.1. Construction & Maintenance Agreement

Review and approval of the design by BNSF will be required. Formal approval is expected to be provided through execution of a Construction and Maintenance Agreement. The Consultant shall prepare the text and associated exhibits. The Consultant shall prepare the Theoretical Structure Estimate which, pursuant to 23 CFR §646.210, defines the railroad's share in the cost of the Project.

Assumptions	▪ The City and the City's Right-of-Way Consultant shall be responsible for negotiating the cost of the Temporary Construction License and Aerial Easement with BNSF through their right-of-way consultant (Jones Lang LaSalle) ▪ The City shall be responsible for negotiating the railroad's share with BNSF.
Deliverables	▪ BNSF Construction & Maintenance Agreement ▪ Theoretical Structure Estimate

7.1.2. Submittals

The Consultant shall submit plans to BNSF via the City for review and approval. The requirements of the BNSF/UPRR Guidelines for Railroad Grade Separation Projects shall be followed, which includes the following submittals for Overpass structures:

- Concept Submittal
- 30% Submittal
- Final Plans Submittal

The Concept submittal shall include the following:

- Plan, Elevation, and Typical Section of proposed grade separation.
- Photo log with pictures of the proposed project location. Site pictures shall be in all controlling directions including North, East, South, and West. The plan view should show a reference location and direction for each picture.

The 30% submittal shall include the following:

- Applicant response to Railroad review comments on the concept submittal. The 30% submittal shall reflect concept review comments.
- Design Plans showing a Plan View, Elevation View, Typical Section, Construction Notes and Railroad Profile Grade Diagram.
- Project Specifications and/or Special Provisions, including Railroad coordination requirements.
- Drainage Report (as required).
- Construction Phasing Plans must show all required phasing, construction procedures, temporary shoring layout, controlling dimensions and elevations.

The Final Plans submittal shall include the following:

- Applicant response to Railroad review comments on the 30% submittal. The Final Plans submittal shall reflect all previous review comments.
- Design Plans showing a Plan View, Elevation View, Typical Section, Construction Notes and Railroad Profile Grade Diagram.
- Project Specifications and/or Special Provisions, including Railroad coordination requirements.
- Drainage Report (as required).
- Construction phasing plans must show all required phasing, construction procedures, temporary shoring layout, controlling dimensions and elevations.

At the conclusion of plan review and comment resolution, it is expected that BNSF will issue a letter of project acceptance.

Assumptions	N/A
Deliverables	▪ BNSF Concept Submittal ▪ BNSF 30% Submittal ▪ BNSF Final Plans Submittal

7.2. CALIFORNIA PUBLIC UTILITIES COMMISSION

The Consultant shall provide the City will the necessary support, applications, drawings, exhibits, meetings, and other material required to obtain CPUC approval. For a General Order 88-B, the application package may include:

- Request to CPUC Staff for Authorization to Alter Highway-Rail Crossing Pursuant to General Order 88-B (Application Form)
- Vicinity Map
- General Plan & Profiles
- CEQA Notice of Exemption
- Traffic Handling Plans
- Interim Conditions

Assumptions	▪ It is anticipated that approval will be provided through the General Order 88-B process. ▪ This scope assumes that the crossing warning devices will remain active and in-place during construction. Crossing warning device relocations and pre-emption calculations are excluded from this scope.

Deliverables	▪ CPUC Field Diagnostic Meeting ▪ CPUC General Order 88-B Application

7.3. CALTRANS DISTRICT 8

Caltrans may exercise review and approval function through the City Project Manager at key points in the development process. All contacts with Caltrans will be directed through the City Project Manager.

The Consultant shall complete a Design Information Bulletin (DID) 78-03 checklist for the geometric design. Once the DIB 78 is reviewed by Caltrans, a fact sheet for mandatory design exceptions and for advisory design exceptions will be prepared for Caltrans approval.

The Consultant shall complete the Permit Engineering Evaluation Report, and shall support the City in obtaining an Encroachment Permit.

Assumptions	▪ The Project will be processed and reviewed by Caltrans via the Permit Engineering Evaluation Report (PEER) process in-lieu of a Project Initiation Document. ▪ Additional documentation related to modified access along SR-91 with the ramp relocation is not necessary.
Deliverables	▪ Caltrans Permit Engineering Evaluation Report ▪ Caltrans Encroachment Permit

7.4. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

The Consultant shall coordinate with RCFC&WCD for access to their right-of-way during the design phase via an Access Permit. A No Fee Access Permit typically covers:

- Environmental or Engineer surveys
- Site reconnaissance
- Water sampling
- Temporary access for staging work

The Consultant shall assist the City in obtaining an Encroachment Permit (if required) for construction. An Encroachment Permit typically covers:

- Trenching for installation of water, sewer, storm drain, cable, and other utilities
- Aerial utility crossings
- Water monitoring and extraction wells, soil sample borings, and potholes
- Construction of trails, bridges, and other recreation/transportation features
- Installation of landscape/hardscape, curbs, driveways, sidewalk, pavements and fences or walls.

Assumptions	▪ A No Fee Access Permit will be granted for surveying, site reconnaissance, water sampling, etc. ▪ This scope assumes that the Arlington Flood Control Channel is not relocated, and that the existing McKinley Street bridge over the channel will remain in-place.
Deliverables	▪ RCFC&WCD No Fee Access Permit ▪ RCFC&WCD Encroachment Permit (if required)

7.5. UTILITY COORDINATION

The Consultant shall provide utility coordination that entails coordinating the protection and relocation of existing facilities as described herein except for those procedures that must be performed by the City.

The Consultant shall coordinate with utility owners and the City with respect to utility related matters. Consultant shall provide copies of all correspondence with utility companies and other utility related information to the City. Correspondence, as described herein, shall be prepared by the Consultant for either Consultant or City signature, as appropriate, as directed by the City's Project Manager.

Consultant shall monitor responses of utility notices received and make recommendations for mitigating conflicts. Consultant shall provide written responses to utility companies with regard to stated concerns and conduct design coordination meetings with utility companies as needed. Unresolved issues shall be brought to the attention of the City's Project Manager as early as practical. Utility conflict issues shall be resolved prior to the completion of the final design plans as follows:

- Consultant, through City staff, shall request and obtain a written acknowledgement of any conflicts from the respective utility owners.
- Reasonable efforts shall be taken to accommodate utility company requests for minor design changes to accommodate their facilities. Consultant understands that the utility companies are generally operating within the City right-of-way but may have prior rights to that of the City in some cases.
- Consultant shall monitor each utility owner that has conflicting facilities and shall obtain relocation plans and other relevant information from utility owner. Consultant shall review relocation plans for conformance with the requirements of the project.
- Consultant will provide support to review and comment on third-party utility design plans provided by the utility companies (SCE, SoCal Gas, Time Warner Cable, and AT&T). Plan review will consider routes; conflicts with other utilities; impacts to existing and proposed improvements; and potential easements.
- Consultant shall coordinate inclusion of special provisions in City's bid documents for adjustments and relocations of utility facilities as alternate bid items, if requested by the owning utility. Said work may require that cooperative agreements be prepared by City between the City and the owning utility companies. Engineer shall provide information and exhibits as required to support the preparation of cooperative agreements, if needed.
- For utility conflicts that require relocating, City staff will submit the official notice / order to the utility companies to relocate conflicting facilities.
- Consultant shall make recommendations for special provision language with regard to utility issues, recommendations for construction windows of time for utility relocation activities, recommendations for inclusion of utility bid items, etc.
- For utility conflicts with City owned water, sewer, signal electrical, or storm drain that require relocating, Consultant shall prepare the required relocation plans or new installation plans as necessary to provide biddable Plans and Specifications. City staff will submit the official notice / order to the utility companies to relocate conflicting facilities.
- For utility conflicts or improvements within properties that will be affected with the Project, the Consultant is responsible to prepare the needed plans for relocation or demolitions and re-establishment (such as water, sewer, electrical services, gas services, and communication).

Consultant shall develop and maintain a master utility matrix throughout the life of the project as described in Task 2.5.

Assumptions	▪ The City shall be responsible for any design fees assessed by third-party utility companies. ▪ This scope includes up to eight (8) meetings with utility companies. ▪ For budgeting purposes, this scope anticipates four (4) review packages (plans and estimates) from each utility company (SCE, AT&T, TWC, and SoCal Gas) for total of twelve (12) review packages. ▪ Right-of-way and property documentation to be provided by City's Right-of-Way Consultant. ▪ Utility Easement and Franchise Agreements to be provided by the Utility Owner or City's Right-of-Way Consultant. ▪ Review of third-party utility plans will focus on impacts to City facilities with respect to existing and proposed roadway improvements and utility conflicts. Technical reviews for adequacy or completeness of the proposed utility facility itself (electrical and structural engineering) is not within the scope or purview of this work.
Deliverables	▪ Utility Meeting Minutes ▪ Supporting documentation for cooperative agreements (as required)

7.6. COMMUNITY ENGAGEMENT

The Consultant shall coordinate and manage the community engagement component in conjunction with the City. Consultant shall prepare for, schedule, produce, and manage Community Engagement Meetings at key decision points. Renderings for public meetings showing the selected plan shall be provided. The Consultant shall host and/or participate in community meetings, one-on-one meetings with property owners and/or business owners, as well as presentations to the City's Infrastructure Committee, Planning Commission, and City Council during various progress phases. Based on input, the Consultant will incorporate changes to the design (when possible) and present the final schematic design to the Community and City Council using colored 3D interactive viewing/navigation of project design alternatives and phases depicting overall look and feel to aide in stakeholders' and public's understanding of the proposed Improvements.

The 3D virtual model developed by the Consultant must have the ability to:

- Interactively view, analyze and present the Project;
- Animate simulations to depict existing and proposed conditions within the Project boundary (buildings, landscape, signage, vehicles, signals, pavement, sidewalk, striping, relevant design features); create virtual tours for public access, create 360˚ and Virtual Reality videos;
- Present multiple viewpoints or animation paths;
- View existing conditions and design alternatives;
- Generate unlimited still images and clipped simulation videos; and
- Be accessible to City and public audiences from any web connected device. A cloud collaboration service shall be provided to enable City to view and navigate the visualization models using standard internet browsers. This service needs to be able to extend to public stakeholders and engage in web-based meetings with shared model viewing, view, and navigate on local desktop computers. Training shall also be provided to city staff in order to utilize the service.

nsultant shall maintain positive public relations during design through an effective public information ogram. The Consultant will work with the City to develop the detailed outreach approach, which is ticipated to include:

- *Public Outreach Plan:* A detailed Public Outreach Plan will serve as the guiding blueprint and document for informing and engaging the public and project stakeholders.
- *Stakeholder Database:* A comprehensive stakeholder database for the project will include elected officials, city offices, businesses, schools, civic groups, residents, emergency responders, and other sensitive receptors and interested stakeholders in the project area.
- *Notification:* Consultant will design, produce and send out notices to stakeholders, as required and coordinated with the City.
- *Collateral Materials:* A set of collateral and presentation materials will be developed to support all phases of the project including a project factsheet and frequently asked question form.
- *Elected Officials/Government Agencies Presentations:* AA will support the Project Team, by working with the City, with coordination of up to eight (8) presentations to the City Council, planning commission and infrastructure committee as directed.
- *Public Meetings:* Up to four (4) public meetings will be coordinated at strategic times during the project such as when a project milestone is reached for when significant impacts are expected.
- *Tabling Events:* Up to four (4) neighborhood tabling events at locations where community members already congregate will be coordinated to reach project neighbors to answer questions, provide accurate information and explain how to stay connected to the project.
- *Key Stakeholder/Business Support Briefings:* Up to twelve (12) key stakeholder/business support briefings will be coordinated with the most impacted businesses.
- *Webpage Support/Social Media Engagement:* Consultant will support the project website and the City's existing social media venues by providing/updating content as needed.

Assumptions	▪ Renderings for public meetings shall consist of photosimulations (rendering superimposed on photograph) from ground and aerial perspectives. ▪ This scope assumes that the 3D virtual model will be hosted by the cloud-based service Modelo for approximately 24 months (with option to extend as needed). ▪ Up to four (4) Community Outreach Meetings are included in this scope. ▪ Up to twelve (12) one-on-one meetings with property and business owners are included in this scope. ▪ Up to two (2) presentations to the Infrastructure Committee are included in this scope. ▪ Up to three (3) presentations to the Planning Commission are included in this scope. ▪ Up to three (3) presentations to the City Council are included in this scope.
Deliverables	▪ Renderings/Visualization (Including 3D Virtual Model) ▪ Public Outreach Plan, Stakeholder Database, Collateral Materials ▪ Community Outreach Meetings ▪ Neighborhood Tabling Events ▪ City Council, Planning Commission, Infrastructure Committee Presentations ▪ One-on-One Meetings with Property/Business Owners

8. BIDDING SERVICES

8.1. RESIDENT ENGINEER (RE) PENDING FILE

The consultant shall provide the RE Pending File to the City for use by the Construction Management team during construction. It is assumed that the following will be provided:

- Permits
- Surveying Notes
- Copies of As-Built Data
- Geotechnical Report
- Drainage Report
- Relevant Correspondence and Memoranda
- Quantity Calculations
- Cross Sections
- Environmental Agreements & Reports
- Right-of-Way Agreements (by Others)

Assumptions	City's Right-of-Way Consultant shall provide the documents relating to their scope for the RE Pending File.
Deliverables	RE Pending File

8.2. BIDDING PHASE SUPPORT

Consultant shall assist the City in providing clarification and prepare information to be used in addenda based on questions that may arise during the bidding process.

Consultant shall attend the pre-bid meeting and assist the City with bid evaluations and recommendation of bid award.

Assumptions	▪ This scope includes one (1) addendum and one (1) pre-bid meeting. ▪ Clarification and addenda for up to twenty-five (25) questions are included in this scope. ▪ City shall prepare, and make available to plan holders, any required addenda.
Deliverables	Response to questions and addenda

8.3. CONFORMED PLANS AND SPECIFICATIONS

Consultant shall prepare conformed plans and specifications for use in constructing the project. The Issued for Construction (IFC) conformed plans and specifications shall reflect changes made during bidding and will be noted as a revision to the final design plans.

Assumptions	IFC plans and specifications shall be provided in .pdf format.
Deliverables	▪ IFC Plans ▪ IFC Specifications

ADD SERVICE 1:

Provide engineering support for the three (3) day Value Engineering (VE) workshop conducted by City, including exhibits, cost estimates in advance of the VE workshop for the underpass, four lane facility and frontage road alternatives.

ADD SERVICE 2:

Provide additional engineering services to implement the recommendations of the City Council Ad Hoc Committee into the plans, specifications and cost estimates.

Task 1 – Project Administration
Consultant will re-establish the baseline project controls, namely the project schedule and budget performance metrics. The delay in schedule as a result of the VE changes requires re-working these items.

Deliverables: Baseline Project Controls (Revised)

Task 2 – Data Collection
The new alignment requires additional survey not contemplated in the original scope. The Caltrans SR-91 EB off-ramp will be widened from three to four-lanes, requiring additional survey. Buildings anticipated to be demolished in the PCR configuration are now to be protected, requiring additional survey. Significant revisions to the traffic analyses and reports are required due to the revisions to McKinley Street, the loop road, and the McKinley/SR-91 intersection configurations.

Deliverables: Traffic Forecasting Volumes Report (Revised)
Traffic Operations Analysis Report (Revised)

Task 3 – Concept Development & Project Approval
The Design Basis Memorandum will be updated to reflect the new design speeds, typical sections, bridge design criteria, etc.

Deliverables Design Basis Memorandum (Revised)

Task 4 – Environmental Documentation
Technical Studies (e.g. Noise, Air Quality) progressed based on the PCR configuration will be updated for the new lane configuration and Project Area Limits.

Task 5 – Plans, Specifications & Estimates (PS&E)
Task 5.1 Reports:
Draft reports prepared at the 35% milestone will be updated based on implementation of the VE changes. The Water Quality Management Plan and Hydrology & Hydraulics reports will be updated to encompass the new project limits and revised drainage systems. Additional geotechnical investigations for the SR-91 EB off-ramp work will performed and incorporated into the Geotechnical Report. Landscape & Aesthetic Concepts will be revised based on the new

geometrics. The Structure Type Selection Report will be updated for the two-ribbed bridge configuration.

Deliverables Project Aesthetics and Landscape Master Plan (Revised)
Structure Type Selection Report (Revised)

*Task 5.2 Calculations: *
Structural analyses for the bridge, including finite element modeling, nonlinear time history analysis, construction staging, and other analyses and calculations will be updated for the new bridge configuration.

Task 5.3 Plan Preparation:
Plans prepared for the 35% submittal (e.g. plan and profile sheets, typical sections, bridge general plan, retaining wall layouts, and others) and progressed for the 65% milestone will be revised for the VE changes.

Task 5.5 Cost Estimates:
Quantity calculations and cost estimates initiated at the 35% milestone will be revised.

Task 6 – Right-of-Way
Consultant will revise the right-of-way requirements and parcel memorandums based on the VE changes. The Design Team will attend additional meetings to discuss the revisions to the right-of-way requirements and revised take areas.

Deliverables: Right-of-Way Requirements Map (Revised)
Plats & Legal Descriptions (Revised)
TCE Descriptions & Exhibits (Revised)

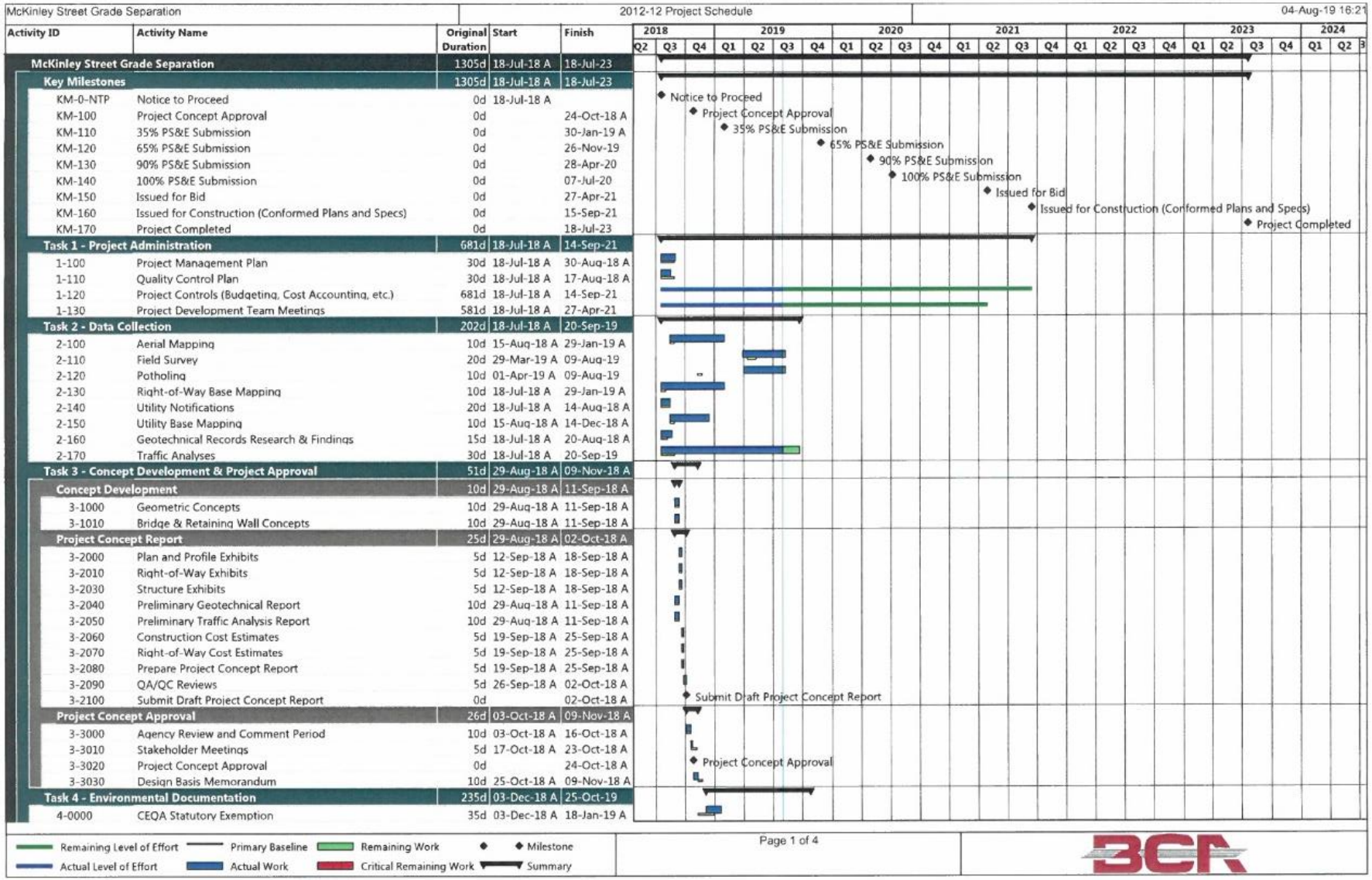
Task 7 – Coordination, Agreements & Permits
Task 7.3 Caltrans District 8:
Additional coordination with Caltrans is required as a result of the changes to the SR-91/McKinley intersection. The skewed geometry to permit re-alignment of the loop road is a nonstandard feature requiring documentation and additional discussion with Caltrans. Widening the SR-91 EB off-ramp will require additional coordination on pavement and overhead sign design.

Task 7.5 Utility Coordination:
Another round of meetings with impacted utility companies must be held to evaluate the changes to the design. These third-party utilities include AT&T, SoCal Gas, SCE, Questar, WMWD, and others.

Task 7.6 Community Engagement:
The 3D visualizations prepared for City Council meetings, Study Sessions, and for various properties will be redevelop for the VE changes. Supplemental subconsultant scopes are attached that further define revisions to in-scope items and any new/additional scope.

EXHIBIT "B-1"
SCHEDULE OF SERVICES

[REVISED PROJECT SCHEDULE ON NEXT FOUR (4) PAGES]



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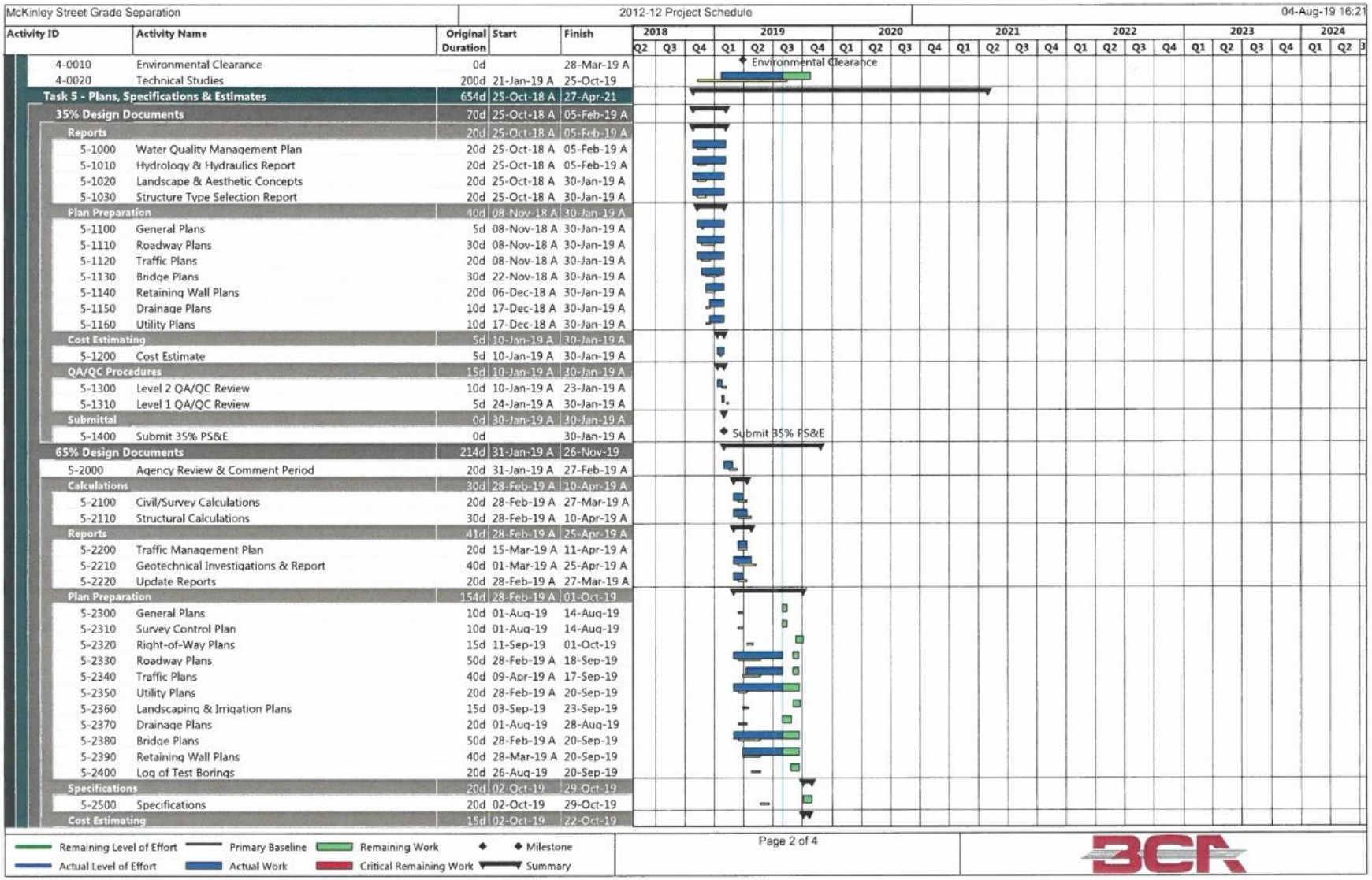
(CITY ATTY: 07-17)



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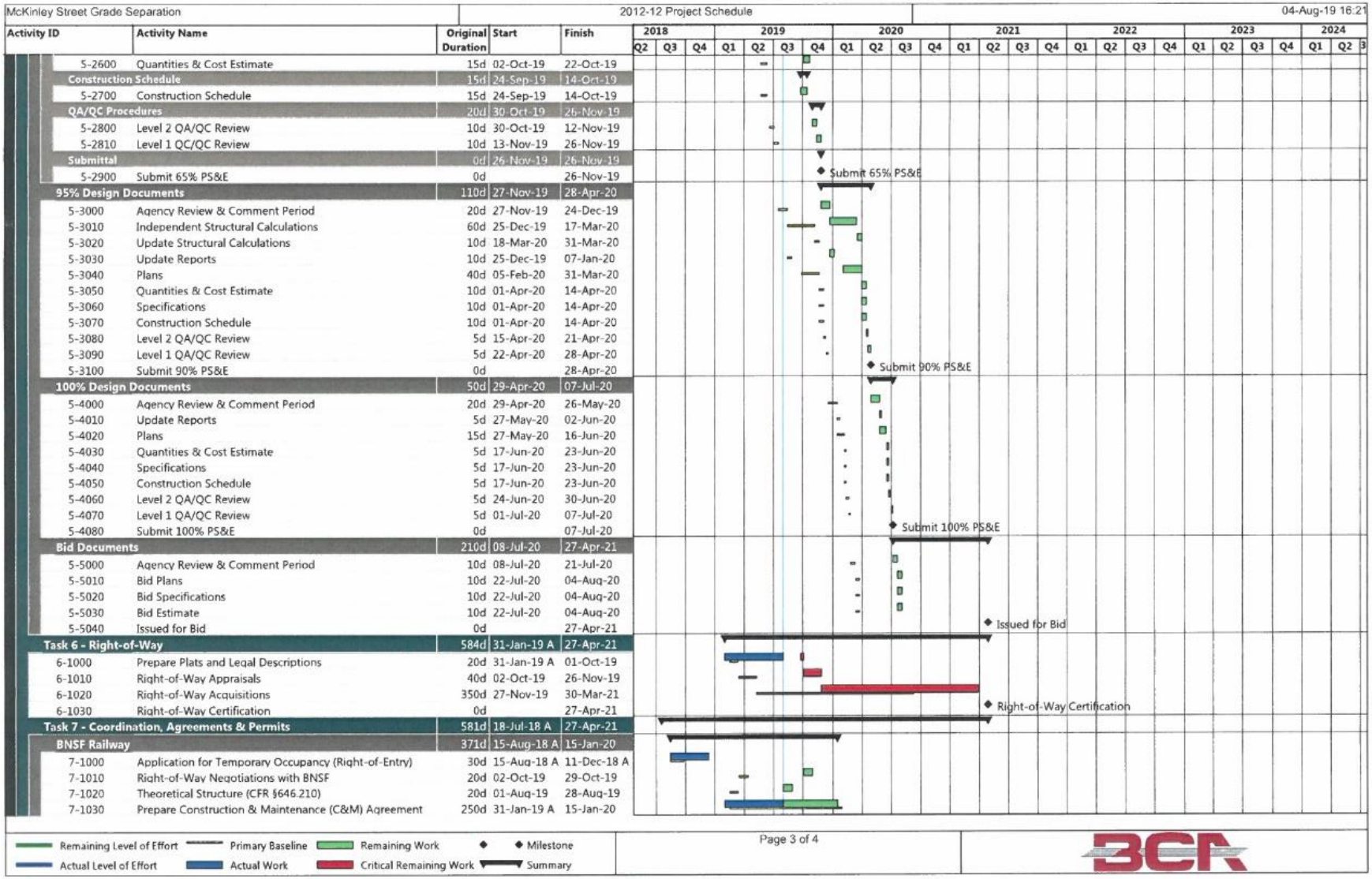
(CITY ATTY: 07-17)


McKinley Street Grade Separation
2012-12 Project Schedule
04-Aug-19 16:21
Activity ID
Activity Name
Original Duration
Start
Finish
5-2600 Quantities & Cost Estimate 15d 02-Oct-19 22-Oct-19
Construction Schedule 15d 24-Sep-19 14-Oct-19
5-2700 Construction Schedule 15d 24-Sep-19 14-Oct-19
QA/QC Procedures 20d 30-Oct-19 26-Nov-19
5-2800 Level 2 QA/QC Review 10d 30-Oct-19 12-Nov-19
5-2810 Level 1 QC/QC Review 10d 13-Nov-19 26-Nov-19
Submittal 0d 26-Nov-19 26-Nov-19
5-2900 Submit 65% PS&E 0d 26-Nov-19
95% Design Documents 110d 27-Nov-19 28-Apr-20
5-3000 Agency Review & Comment Period 20d 27-Nov-19 24-Dec-19
5-3010 Independent Structural Calculations 60d 25-Dec-19 17-Mar-20
5-3020 Update Structural Calculations 10d 18-Mar-20 31-Mar-20
5-3030 Update Reports 10d 25-Dec-19 07-Jan-20
5-3040 Plans 40d 05-Feb-20 31-Mar-20
5-3050 Quantities & Cost Estimate 10d 01-Apr-20 14-Apr-20
5-3060 Specifications 10d 01-Apr-20 14-Apr-20
5-3070 Construction Schedule 10d 01-Apr-20 14-Apr-20
5-3080 Level 2 QA/QC Review 5d 15-Apr-20 21-Apr-20
5-3090 Level 1 QA/QC Review 5d 22-Apr-20 28-Apr-20
5-3100 Submit 90% PS&E 0d 28-Apr-20
100% Design Documents 50d 29-Apr-20 07-Jul-20
5-4000 Agency Review & Comment Period 20d 29-Apr-20 26-May-20
5-4010 Update Reports 5d 27-May-20 02-Jun-20
5-4020 Plans 15d 27-May-20 16-Jun-20
5-4030 Quantities & Cost Estimate 5d 17-Jun-20 23-Jun-20
5-4040 Specifications 5d 17-Jun-20 23-Jun-20
5-4050 Construction Schedule 5d 17-Jun-20 23-Jun-20
5-4060 Level 2 QA/QC Review 5d 24-Jun-20 30-Jun-20
5-4070 Level 1 QA/QC Review 5d 01-Jul-20 07-Jul-20
5-4080 Submit 100% PS&E 0d 07-Jul-20
Bid Documents 210d 08-Jul-20 27-Apr-21
5-5000 Agency Review & Comment Period 10d 08-Jul-20 21-Jul-20
5-5010 Bid Plans 10d 22-Jul-20 04-Aug-20
5-5020 Bid Specifications 10d 22-Jul-20 04-Aug-20
5-5030 Bid Estimate 10d 22-Jul-20 04-Aug-20
5-5040 Issued for Bid 0d 27-Apr-21
Task 6 - Right-of-Way 584d 31-Jan-19 A 27-Apr-21
6-1000 Prepare Plats and Legal Descriptions 20d 31-Jan-19 A 01-Oct-19
6-1010 Right-of-Way Appraisals 40d 02-Oct-19 26-Nov-19
6-1020 Right-of-Way Acquisitions 350d 27-Nov-19 30-Mar-21
6-1030 Right-of-Way Certification 0d 27-Apr-21
Task 7 - Coordination, Agreements & Permits 581d 18-Jul-18 A 27-Apr-21
BNSF Railway 371d 15-Aug-18 A 15-Jan-20
7-1000 Application for Temporary Occupancy (Right-of-Entry) 30d 15-Aug-18 A 11-Dec-18 A
7-1010 Right-of-Way Negotiations with BNSF 20d 02-Oct-19 29-Oct-19
7-1020 Theoretical Structure (CFR §646.210) 20d 01-Aug-19 28-Aug-19
7-1030 Prepare Construction & Maintenance (C&M) Agreement 250d 31-Jan-19 A 15-Jan-20
2018
2019
2020
2021
2022
2023
2024
Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2
Submit 65% PS&E
Submit 90% PS&E
Submit 100% PS&E
Issued for Bid
Right-of-Way Certification
Remaining Level of Effort
Primary Baseline
Remaining Work
Milestone
Actual Level of Effort
Actual Work
Critical Remaining Work
Summary
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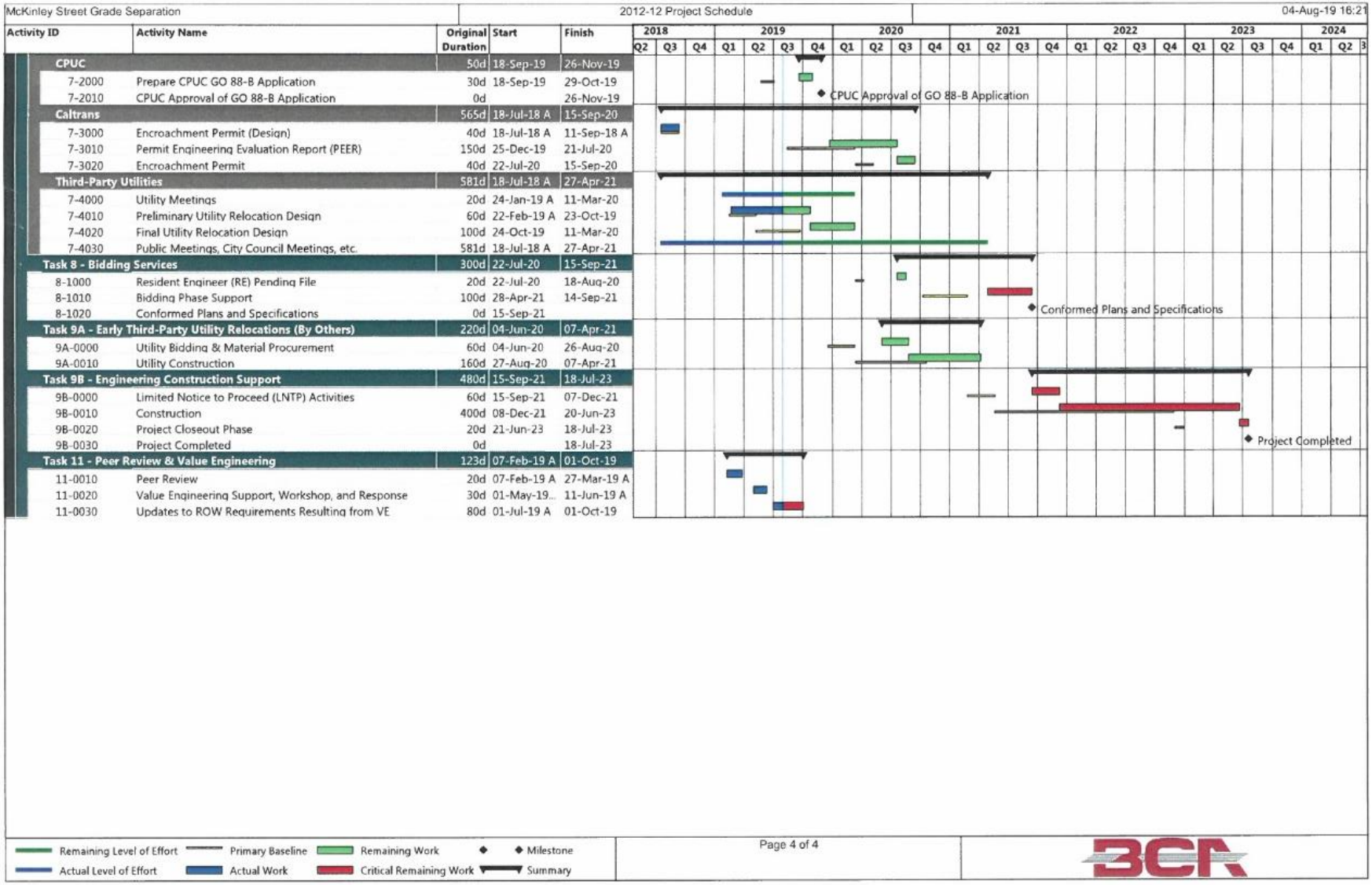
McKinley Street Grade Separation
2012-12 Project Schedule
04-Aug-19 16:21
Activity ID
Activity Name
Original Duration
Start
Finish
2018
2019
2020
2021
2022
2023
2024
CPUC 50d 18-Sep-19 26-Nov-19
7-2000 Prepare CPUC GO 88-B Application 30d 18-Sep-19 29-Oct-19
7-2010 CPUC Approval of GO 88-B Application 0d 26-Nov-19
CPUC Approval of GO 88-B Application
Caltrans 565d 18-Jul-18 A 15-Sep-20
7-3000 Encroachment Permit (Design) 40d 18-Jul-18 A 11-Sep-18 A
7-3010 Permit Engineering Evaluation Report (PEER) 150d 25-Dec-19 21-Jul-20
7-3020 Encroachment Permit 40d 22-Jul-20 15-Sep-20
Third-Party Utilities 581d 18-Jul-18 A 27-Apr-21
7-4000 Utility Meetings 20d 24-Jan-19 A 11-Mar-20
7-4010 Preliminary Utility Relocation Design 60d 22-Feb-19 A 23-Oct-19
7-4020 Final Utility Relocation Design 100d 24-Oct-19 11-Mar-20
7-4030 Public Meetings, City Council Meetings, etc. 581d 18-Jul-18 A 27-Apr-21
Task 8 - Bidding Services 300d 22-Jul-20 15-Sep-21
8-1000 Resident Engineer (RE) Pending File 20d 22-Jul-20 18-Aug-20
8-1010 Bidding Phase Support 100d 28-Apr-21 14-Sep-21
8-1020 Conformed Plans and Specifications 0d 15-Sep-21
Conformed Plans and Specifications
Task 9A - Early Third-Party Utility Relocations (By Others) 220d 04-Jun-20 07-Apr-21
9A-0000 Utility Bidding & Material Procurement 60d 04-Jun-20 26-Aug-20
9A-0010 Utility Construction 160d 27-Aug-20 07-Apr-21
Task 9B - Engineering Construction Support 480d 15-Sep-21 18-Jul-23
9B-0000 Limited Notice to Proceed (LNTP) Activities 60d 15-Sep-21 07-Dec-21
9B-0010 Construction 400d 08-Dec-21 20-Jun-23
9B-0020 Project Closeout Phase 20d 21-Jun-23 18-Jul-23
9B-0030 Project Completed 0d 18-Jul-23
Project Completed
Task 11 - Peer Review & Value Engineering 123d 07-Feb-19 A 01-Oct-19
11-0010 Peer Review 20d 07-Feb-19 A 27-Mar-19 A
11-0020 Value Engineering Support, Workshop, and Response 30d 01-May-19... 11-Jun-19 A
11-0030 Updates to ROW Requirements Resulting from VE 80d 01-Jul-19 A 01-Oct-19
Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone
Summary
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EXHIBIT "C-1"
COMPENSATION

Total Compensation shall not exceed Ten Million Eight Hundred Seventy-Seven Thousand Three Hundred Twenty-Five Dollars and Four Cents ($10,877,325.04) without written authorization from City's Representative.

McKinley Street Grade Separation
Fee Proposal | Summary

S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals						Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	Arellano Associates	
Task 1 - Project Administration								**$784,460**
1.1 Project Management Plan	$52,367	$4,564	$4,497	$0	$2,143	$0	$0	$63,571
1.2 Quality Control Plan	$89,705	$10,880	$14,324	$0	$545	$9,744	$0	$125,198
1.3 Project Controls	$108,366	$88,550	$7,362	$30,444	$1,636	$20,507	$17,363	$274,228
1.4 Project Development Team Meetings	$130,166	$109,128	$0	$25,518	$0	$12,655	$43,996	$321,463
Task 2 - Data Collection								**$853,357**
2.1 Aerial Mapping	$3,133	$4,315	$0	$0	$0	$69,377	$0	$76,825
2.2 Field Survey	$5,723	$9,669	$0	$0	$0	$106,089	$0	$121,480
2.3 Potholing	$1,485	$271,890	$0	$0	$0	$10,769	$0	$284,144
2.4 Right-of-Way Base Mapping	$4,798	$4,315	$0	$0	$0	$156,622	$0	$165,735
2.5 Utility Notification	$5,121	$19,640	$0	$0	$0	$0	$0	$24,761
2.6 Utility Base Mapping	$1,477	$24,643	$0	$0	$0	$0	$0	$26,120
2.7 Geotechnical Records Research & Findings	$0	$0	$0	$0	$4,287	$0	$0	$4,287
2.8 Traffic Analyses								
2.8.1 Preliminary Traffic Analyses	**Task performed pre-contractually. No cost to the City.**							$0
2.8.2 Update Traffic Analyses	$5,307	$61,538	$0	$0	$0	$0	$0	$66,844
2.9 Caltrans Traffic Reports								
2.9.1 Intersection Control Evaluation	$2,048	$18,507	$0	$0	$0	$0	$0	$20,554
2.9.2 Traffic Forecasting Volumes Report	$2,048	$14,127	$0	$0	$0	$0	$0	$16,174
2.9.3 Ramp Meter and Merge Analysis	$2,048	$14,968	$0	$0	$0	$0	$0	$17,016
2.9.4 Roundabout Analysis	$2,604	$26,813	$0	$0	$0	$0	$0	$29,416
Task 3 - Concept Development & Project Approval								**$293,470**
3.1 Geometric Concepts	**Task performed pre-contractually. No cost to the City.**							$0
3.2 Bridge and Retaining Wall Concepts	**Task performed pre-contractually. No cost to the City.**							$0
3.3 Project Concept Report								
3.3.1 Plan and Profile Exhibits	$13,439	$13,532	$0	$0	$0	$0	$0	$26,971
3.3.2 Right-of-Way Exhibits	$10,374	$0	$0	$0	$0	$0	$0	$10,374
3.3.3 Utility Exhibits	$5,587	$4,542	$0	$0	$0	$0	$0	$10,129
3.3.4 Structure Exhibits	$56,666	$0	$13,730	$0	$0	$0	$0	$70,396
3.3.5 Preliminary Geotechnical Report	$3,152	$0	$0	$0	$10,679	$0	$0	$13,831
3.3.6 Preliminary Traffic Analysis Report	$3,343	$0	$0	$0	$0	$0	$0	$3,343
3.3.7 Construction Cost Estimates	$13,227	$2,487	$0	$0	$0	$0	$0	$15,715
3.3.8 Right-of-Way Cost Estimates	$11,588	$0	$0	$0	$0	$0	$0	$11,588
3.3.9 Project Concept Report	$55,488	$0	$0	$0	$0	$0	$0	$55,488
3.4 Project Concept Approval	$17,922	$14,562	$0	$0	$0	$0	$0	$32,484
3.5 Design Basis Memorandum	$28,892	$9,961	$4,298	$0	$0	$0	$0	$43,150
Task 4 - Environmental Documentation								**$509,875**
4.1 CEQA Statutory Exemption	$1,112	$0	$0	$875	$0	$0	$0	$1,988
4.2 Technical Studies	$71,894	$11,163	$0	$393,124	$31,705	$0	$0	$507,887

McKinley Street Grade Separation

Fee Proposal | Summary

S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals						Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	Arellano Associates	
Task 5 - Plans, Specifications & Estimates (PS&E)								**$5,916,455**
5.1 Reports								
5.1.1 Water Quality Management Plan	$2,971	$29,845	$0	$0	$0	$0	$0	$32,816
5.1.2 Hydrology & Hydraulics Reports	$2,598	$57,765	$0	$0	$0	$0	$0	$60,363
5.1.3 Traffic Management Plan	$7,053	$51,188	$0	$0	$0	$0	$0	$58,242
5.1.4 Geotechnical Investigations & Report	$11,474	$0	$0	$0	$460,332	$0	$0	$471,806
5.1.5 Landscaping & Aesthetic Concepts	$13,954	$13,497	$0	$0	$0	$0	$0	$27,452
5.1.6 Structure Type Selection Report	$51,624	$0	$18,040	$0	$0	$0	$0	$69,663
Task 5 - 35% PS&E								
5.2 Calculations								
5.2.1 Civil/Survey Calculations	$0	$0	$0	$0	$0	$0	$0	$0
5.2.2 Structural Calculations	$74,943	$0	$0	$0	$0	$0	$0	$74,943
5.3 Plan Preparation								
5.3.1 General Plans	$3,117	$2,141	$0	$0	$0	$0	$0	$5,258
5.3.4 Roadway Plans	$2,604	$145,894	$0	$0	$0	$0	$0	$148,498
5.3.5 Traffic Plans	$2,604	$80,896	$0	$0	$0	$0	$0	$83,500
5.3.6 Utility Plans	$2,604	$81,815	$0	$0	$0	$0	$0	$84,419
5.3.8 Drainage Plans	$1,302	$72,677	$0	$0	$0	$0	$0	$73,979
5.3.9 Bridge Plans	$55,018	$4,607	$0	$0	$0	$0	$0	$59,626
5.3.10 Retaining Wall Plans	$57,647	$4,607	$0	$0	$0	$0	$0	$62,254
5.5 Cost Estimates	$9,138	$37,565	$0	$0	$0	$0	$0	$46,703
Task 5 - 65% PS&E								
5.2 Calculations								
5.2.1 Civil/Survey Calculations	$0	$12,221	$0	$0	$0	$0	$0	$12,221
5.2.2 Structural Calculations	$428,974	$0	$0	$0	$0	$0	$0	$428,974
5.3 Plan Preparation								
5.3.1 General Plans	$4,967	$0	$0	$0	$0	$0	$0	$4,967
5.3.2 Survey Control Plan	$1,302	$0	$0	$0	$0	$0	$0	$1,302
5.3.3 Right-of-Way Plans	$4,841	$0	$0	$0	$0	$0	$0	$4,841
5.3.4 Roadway Plans	$11,140	$215,002	$0	$0	$0	$0	$0	$226,143
5.3.5 Traffic Plans	$2,604	$119,289	$0	$0	$0	$0	$0	$121,893
5.3.6 Utility Plans	$7,432	$109,286	$0	$0	$0	$0	$0	$116,718
5.3.7 Landscaping & Irrigation Plans	$2,421	$50,560	$0	$0	$0	$0	$0	$52,981
5.3.8 Drainage Plans	$4,268	$114,477	$0	$0	$0	$0	$0	$118,745
5.3.9 Bridge Plans	$365,897	$9,214	$0	$0	$0	$0	$0	$375,112
5.3.10 Retaining Wall Plans	$180,250	$9,214	$0	$0	$0	$0	$0	$189,464
5.3.11 Log of Test Borings	$2,048	$0	$0	$0	$15,755	$0	$0	$17,803
5.4 Specifications	$59,781	$53,084	$0	$0	$400	$0	$0	$113,265
5.5 Cost Estimates	$45,575	$37,565	$0	$0	$0	$0	$0	$83,140
5.6 Construction Schedule	$15,965	$0	$0	$0	$0	$0	$0	$15,965

McKinley Street Grade Separation

Fee Proposal | Summary

S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals						Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	Arellano Associates	
Task 5 - 95% PS&E								
5.2 Calculations								
5.2.1 Civil/Survey Calculations	$2,781	$5,992	$0	$0	$0	$13,038	$0	$21,810
5.2.2 Structural Calculations	$159,609	$0	$0	$0	$0	$0	$0	$159,609
5.2.3 Independent Check	$108,274	$0	$192,949	$0	$0	$0	$0	$301,223
5.3 Plan Preparation								
5.3.1 General Plans	$4,967	$0	$0	$0	$0	$0	$0	$4,967
5.3.2 Survey Control Plan	$1,302	$0	$0	$0	$0	$9,339	$0	$10,641
5.3.3 Right-of-Way Plans	$3,350	$0	$0	$0	$0	$15,307	$0	$18,656
5.3.4 Roadway Plans	$6,320	$215,002	$0	$0	$0	$0	$0	$221,322
5.3.5 Traffic Plans	$2,604	$102,959	$0	$0	$0	$0	$0	$105,563
5.3.6 Utility Plans	$5,208	$93,712	$0	$0	$0	$0	$0	$98,920
5.3.7 Landscaping & Irrigation Plans	$2,048	$63,646	$0	$0	$0	$0	$0	$65,694
5.3.8 Drainage Plans	$3,716	$79,166	$0	$0	$0	$0	$0	$82,882
5.3.9 Bridge Plans	$176,995	$9,214	$64,220	$0	$0	$0	$0	$250,430
5.3.10 Retaining Wall Plans	$73,707	$9,214	$0	$0	$0	$0	$0	$82,921
5.3.11 Log of Test Borings	$2,048	$0	$0	$0	$1,855	$0	$0	$3,903
5.4 Specifications	$63,258	$53,084	$18,374	$0	$400	$0	$0	$135,116
5.5 Cost Estimates	$27,674	$37,565	$0	$0	$0	$0	$0	$65,239
5.6 Construction Schedule	$11,870	$0	$0	$0	$0	$0	$0	$11,870
Task 5 - 100% PS&E								
5.2 Calculations								
5.2.1 Civil/Survey Calculations	$0	$0	$0	$0	$0	$0	$0	$0
5.2.2 Structural Calculations	$77,992	$0	$0	$0	$0	$0	$0	$77,992
5.3 Plan Preparation								
5.3.1 General Plans	$3,863	$0	$0	$0	$0	$0	$0	$3,863
5.3.2 Survey Control Plan	$1,302	$0	$0	$0	$0	$0	$0	$1,302
5.3.3 Right-of-Way Plans	$2,604	$0	$0	$0	$0	$0	$0	$2,604
5.3.4 Roadway Plans	$4,462	$124,156	$0	$0	$0	$0	$0	$128,618
5.3.5 Traffic Plans	$2,231	$50,182	$0	$0	$0	$0	$0	$52,413
5.3.6 Utility Plans	$3,906	$71,703	$0	$0	$0	$0	$0	$75,609
5.3.7 Landscaping & Irrigation Plans	$1,302	$52,345	$0	$0	$0	$0	$0	$53,647
5.3.8 Drainage Plans	$2,787	$54,616	$0	$0	$0	$0	$0	$57,403
5.3.9 Bridge Plans	$89,322	$4,607	$26,391	$0	$0	$0	$0	$120,320
5.3.10 Retaining Wall Plans	$41,987	$4,607	$0	$0	$0	$0	$0	$46,594
5.3.11 Log of Test Borings	$1,302	$0	$0	$0	$1,855	$0	$0	$3,157
5.4 Specifications	$36,540	$26,637	$10,047	$0	$400	$0	$0	$73,624
5.5 Cost Estimates	$16,488	$18,669	$0	$0	$0	$0	$0	$35,157
5.6 Construction Schedule	$10,271	$0	$0	$0	$0	$0	$0	$10,271

McKinley Street Grade Separation
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S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals						Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	Arellano Associates	
Task 5 - Issued for Bid (IFB)								
5.3 Plan Preparation								
5.3.1 General Plans	$1,850	$0	$0	$0	$0	$0	$0	$1,850
5.3.2 Survey Control Plan	$746	$0	$0	$0	$0	$0	$0	$746
5.3.3 Right-of-Way Plans	$1,491	$0	$0	$0	$0	$0	$0	$1,491
5.3.4 Roadway Plans	$2,604	$54,994	$0	$0	$0	$0	$0	$57,598
5.3.5 Traffic Plans	$0	$16,141	$0	$0	$0	$0	$0	$16,141
5.3.6 Utility Plans	$3,160	$12,113	$0	$0	$0	$0	$0	$15,273
5.3.7 Landscaping & Irrigation Plans	$746	$17,055	$0	$0	$0	$0	$0	$17,801
5.3.8 Drainage Plans	$746	$14,470	$0	$0	$0	$0	$0	$15,216
5.3.9 Bridge Plans	$64,313	$2,304	$10,207	$0	$0	$0	$0	$76,824
5.3.10 Retaining Wall Plans	$33,426	$2,304	$0	$0	$0	$0	$0	$35,729
5.3.11 Log of Test Borings	$0	$0	$0	$0	$1,191	$0	$0	$1,191
5.4 Specifications	$15,557	$11,183	$5,024	$0	$400	$0	$0	$32,163
5.5 Cost Estimates	$9,472	$8,567	$0	$0	$0	$0	$0	$18,038
Task 6 - Right-of-Way								**$414,004**
6.1 Right-of-Way Requirements	$8,570	$76,213	$0	$0	$0	$24,614	$0	$109,397
6.2 Right-of-Way Maps	$33,702	$0	$0	$0	$0	$56,540	$0	$90,242
6.3 Appraisal Maps, Plats, and Descriptions	$91,217	$0	$0	$0	$0	$123,148	$0	$214,365
Task 7 - Coordination, Agreements & Permits								**$877,394**
7.1 BNSF Railway								
7.1.1 Construction & Maintenance Agreement	$81,025	$0	$13,796	$0	$0	$0	$0	$94,822
7.1.2 Submittals	$70,880	$0	$5,332	$0	$0	$0	$0	$76,213
7.2 California Public Utilities Commission	$23,402	$0	$0	$0	$0	$0	$0	$23,402
7.3 Caltrans District 8	$70,823	$161,576	$0	$0	$0	$0	$0	$232,399
7.4 Riverside County Flood Control & WCD	$14,107	$20,332	$0	$0	$0	$0	$0	$34,439
7.5 Utility Coordination	$68,474	$119,311	$0	$0	$0	$0	$0	$187,785
7.6 Community Engagement	$101,589	$0	$0	$0	$0	$0	$126,745	$228,335
Task 8 - Bidding Services								**$184,379**
8.1 Resident Engineer (RE) Pending File	$32,878	$24,150	$0	$0	$0	$0	$0	$57,027
8.2 Bidding Phase Support	$13,411	$35,778	$0	$0	$0	$0	$0	$49,189
8.3 Conformed Plans and Specifications	$43,631	$34,532	$0	$0	$0	$0	$0	$78,163
Design (Tasks 1 - 8) Totals	$3,885,101	$3,740,305	$408,591	$449,962	$533,582	$627,748	$188,104	**$9,833,393**

McKinley Street Grade Separation
Fee Proposal | Summary

S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals						Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	Arellano Associates	
Task 9 - Engineering Construction Services								
9.1 Engineering Support (RFIs, Shop Drawings...)	$371,495	$247,437	$41,776	$0	$5,377	$0	$0	$666,085
9.2 Preparation of Record Documents (As-Builts)	$64,688	$39,342	$0	$0	$0	$0	$0	$104,030
Const. Support (Task 9) Totals	$436,182	$286,779	$41,776	$0	$5,377	$0	$0	**$770,116**

Task 10 - Optional Services								
10.1 Construction Staking	$0	$0	$0	$0	$0	$201,782	$0	$201,782
10.2 Right-of-Way Staking for Partial Acquisitions	$0	$0	$0	$0	$0	$38,165	$0	$38,165
10.3 Project Closeout Items	$0	$0	$0	$0	$0	$86,843	$0	$86,843
Optional Services (Task 10) Totals	$0	$0	$0	$0	$0	$326,789	$0	**$326,789**

Notes:

1. Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.
2. All charges for subconsultants/subcontract services shall be in the same amount as actually invoiced to and paid by Biggs Cardosa, plus a 5% markup.

McKinley Street Grade Separation
Fee Proposal | Biggs Cardosa Associates

S.O.W. Phase / Task	S. Biggs Principal-in-Charge Principal III	M. Thomas Project Manager Principal II	D. Devlin QA Manager Principal II	D. De Vera QC Manager Associate	R. Ketring BNSF Coord. Railroad Coordinator	E. Pheifer Struct. Mgr. Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Senior Computer Drafter	Project Admin.	Project Coordinator	Secretarial	Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$305.00	$270.00	$270.00	$210.00	$263.00	$181.00	$164.00	$147.00	$134.00	$124.00	$134.00	$147.00	$122.00	$97.00					
Task 1 - Project Administration																			**$380,605**
1.1 Project Management Plan	2	80	4	8		80				40			40	16	270	$50,842	$1,525	$0	$52,367
1.2 Quality Control Plan	4	80	16	16		160	16	16	104	24	24		8	16	484	$87,092	$2,613	$0	$89,705
1.3 Project Controls	30	180				60						120	60	120	570	$105,210	$3,156	$0	$108,366
1.4 Project Development Team Meetings		150			50	200							200	125	725	$126,375	$3,791	$0	$130,166
Task 2 - Data Collection																			**$35,790**
2.1 Aerial Mapping						2			16		4				22	$3,042	$91	$0	$3,133
2.2 Field Survey		4				4			24		4				36	$5,556	$167	$0	$5,723
2.3 Potholing		4				2									6	$1,442	$43	$0	$1,485
2.4 Right-of-Way Base Mapping		4				2			8		16				30	$4,658	$140	$0	$4,798
2.5 Utility Notification		8				4	8							8	28	$4,972	$149	$0	$5,121
2.6 Utility Base Mapping						2					8				10	$1,434	$43	$0	$1,477
2.7 Geotechnical Records Research & Findings															0	$0	$0	$0	$0
2.8 Traffic Analyses																			
2.8.1 Preliminary Traffic Analyses	**Task performed pre-contractual by Biggs Cardosa. No cost to the City.**														0	$0	$0	$0	$0
2.8.2 Update Traffic Analyses		4				8	16								28	$5,152	$155	$0	$5,307
2.9 Caltrans Traffic Reports																			
2.9.1 Intersection Control Evaluation		2				8									10	$1,988	$60	$0	$2,048
2.9.2 Traffic Forecasting Volumes Report		2				8									10	$1,988	$60	$0	$2,048
2.9.3 Ramp Meter and Merge Analysis		2				8									10	$1,988	$60	$0	$2,048
2.9.4 Roundabout Analysis		4				8									12	$2,528	$76	$0	$2,604
Task 3 - Concept Development & Project Approval																			**$219,678**
3.1 Geometric Concepts	**Task performed pre-contractual by Biggs Cardosa. No cost to the City.**														0	$0	$0	$0	$0
3.2 Bridge and Retaining Wall Concepts	**Task performed pre-contractual by Biggs Cardosa. No cost to the City.**														0	$0	$0	$0	$0
3.3 Project Concept Report																			
3.3.1 Plan and Profile Exhibits		32				16					4		8		60	$13,048	$391	$0	$13,439
3.3.2 Right-of-Way Exhibits		24				8					16				48	$10,072	$302	$0	$10,374
3.3.3 Utility Exhibits		4				24									28	$5,424	$163	$0	$5,587
3.3.4 Structure Exhibits		12	2	16		60	80			120	60		8		358	$55,016	$1,650	$0	$56,666
3.3.5 Preliminary Geotechnical Report		2				8			8						18	$3,060	$92	$0	$3,152
3.3.6 Preliminary Traffic Analysis Report		8				6									14	$3,246	$97	$0	$3,343
3.3.7 Construction Cost Estimates		8	2	4	2	16		40							72	$12,842	$385	$0	$13,227
3.3.8 Right-of-Way Cost Estimates		8	1	2		8		40			8				67	$11,250	$338	$0	$11,588
3.3.9 Project Concept Report		16	4	20		80	80		40				80	16	336	$53,872	$1,616	$0	$55,488
3.4 Project Concept Approval		16				16	20				8		16	40	116	$17,400	$522	$0	$17,922
3.5 Design Basis Memorandum	2	16	4	8		40	80								150	$28,050	$842	$0	$28,892
Task 4 - Environmental Documentation																			**$73,006**
4.1 CEQA Statutory Exemption		4													4	$1,080	$32	$0	$1,112
4.2 Technical Studies		120	40			120							40		320	$69,800	$2,094	$0	$71,894
Task 5 - Plans, Specifications & Estimates (PS&E)																			**$2,522,313**
5.1 Reports																			
5.1.1 Water Quality Management Plan		8				4									12	$2,884	$87	$0	$2,971
5.1.2 Hydrology & Hydraulics Reports		8				2									10	$2,522	$76	$0	$2,598
5.1.3 Traffic Management Plan		20				8									28	$6,848	$205	$0	$7,053
5.1.4 Geotechnical Investigations & Report		8				20			40						68	$11,140	$334	$0	$11,474
5.1.5 Landscaping & Aesthetic Concepts		12	2	4		16				40	8				82	$13,548	$406	$0	$13,954
5.1.6 Structure Type Selection Report	4	8	4	16		80	80	8		80	24			4	308	$50,120	$1,504	$0	$51,624
Task 5 - 35% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations															0	$0	$0	$0	$0
5.2.2 Structural Calculations		8	8			40	80	80	160	120					496	$72,760	$2,183	$0	$74,943

McKinley Street Grade Separation
Fee Proposal | Biggs Cardosa Associates

S.O.W. Phase / Task	S. Biggs Principal-in-Charge Principal III	M. Thomas Project Manager Principal II	D. Devlin QA Manager Principal II	D. De Vera QC Manager Associate	R. Ketring BNSF Coord. Railroad Coordinator	E. Pheifer Struct. Mgr. Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Senior Computer Drafter	Project Admin.	Project Coordinator	Secretarial	Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$305.00	$270.00	$270.00	$210.00	$263.00	$181.00	$164.00	$147.00	$134.00	$124.00	$134.00	$147.00	$122.00	$97.00					
5.3 Plan Preparation																			
5.3.1 General Plans		2	1	2		4					8				17	$3,026	$91	$0	$3,117
5.3.4 Roadway Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.5 Traffic Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.6 Utility Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.8 Drainage Plans		2				4									6	$1,264	$38	$0	$1,302
5.3.9 Bridge Plans		24	40			80	40	48			60				292	$53,416	$1,602	$0	$55,018
5.3.10 Retaining Wall Plans		16	8	40		40	8	8	80	80	80				360	$55,968	$1,679	$0	$57,647
5.5 Cost Estimates	4	8	4	16	4										36	$8,872	$266	$0	$9,138
Task 5 - 65% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations															0	$0	$0	$0	$0
5.2.2 Structural Calculations		80	40	40		400	320	240	720	960					2800	$416,480	$12,494	$0	$428,974
5.3 Plan Preparation																			
5.3.1 General Plans		2	1	2		8					16				29	$4,822	$145	$0	$4,967
5.3.2 Survey Control Plan		2				4									6	$1,264	$38	$0	$1,302
5.3.3 Right-of-Way Plans		4				20									24	$4,700	$141	$0	$4,841
5.3.4 Roadway Plans		20				24					8				52	$10,816	$324	$0	$11,140
5.3.5 Traffic Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.6 Utility Plans		16				16									32	$7,216	$216	$0	$7,432
5.3.7 Landscaping & Irrigation Plans		2				10									12	$2,350	$71	$0	$2,421
5.3.8 Drainage Plans		8				8					4				20	$4,144	$124	$0	$4,268
5.3.9 Bridge Plans		80	60	20		200	160	240	480	960	240				2440	$355,240	$10,657	$0	$365,897
5.3.10 Retaining Wall Plans		16	12	80		80	80	120	300	180	320				1188	$175,000	$5,250	$0	$180,250
5.3.11 Log of Test Borings		2				8									10	$1,988	$60	$0	$2,048
5.4 Specifications		80	4	16		40	80							120	340	$58,040	$1,741	$0	$59,781
5.5 Cost Estimates	8	40	8	24		16			8	160					264	$44,248	$1,327	$0	$45,575
5.6 Construction Schedule		8	2	8		40								40	98	$15,500	$465	$0	$15,965
Task 5 - 95% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations		2	8												10	$2,700	$81	$0	$2,781
5.2.2 Structural Calculations		8	40			200	160	120	240	240					1008	$154,960	$4,649	$0	$159,609
5.2.3 Independent Check			16	120			120	240	80	80					656	$105,120	$3,154	$0	$108,274
5.3 Plan Preparation																			
5.3.1 General Plans		2	1	2		8					16				29	$4,822	$145	$0	$4,967
5.3.2 Survey Control Plan		2				4									6	$1,264	$38	$0	$1,302
5.3.3 Right-of-Way Plans		4				12									16	$3,252	$98	$0	$3,350
5.3.4 Roadway Plans		12				16									28	$6,136	$184	$0	$6,320
5.3.5 Traffic Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.6 Utility Plans		8				16									24	$5,056	$152	$0	$5,208
5.3.7 Landscaping & Irrigation Plans		2				8									10	$1,988	$60	$0	$2,048
5.3.8 Drainage Plans		8				8									16	$3,608	$108	$0	$3,716
5.3.9 Bridge Plans		40	16			120	80	200	200	400	120				1176	$171,840	$5,155	$0	$176,995
5.3.10 Retaining Wall Plans		16				40	40	80	80	120	120				496	$71,560	$2,147	$0	$73,707
5.3.11 Log of Test Borings		2				8									10	$1,988	$60	$0	$2,048
5.4 Specifications		48	16	120		40	24							80	328	$61,416	$1,842	$0	$63,258
5.5 Cost Estimates	4	20	8	20		16			8	80					156	$26,868	$806	$0	$27,674
5.6 Construction Schedule		4	2	8		24								40	78	$11,524	$346	$0	$11,870
Task 5 - 100% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations															0	$0	$0	$0	$0

McKinley Street Grade Separation
Fee Proposal | Biggs Cardosa Associates

S.O.W. Phase / Task	S. Biggs Principal In-Charge Principal III	M. Thomas Project Manager Principal II	D. Devlin QA Manager Principal II	D. De Vera QC Manager Associate	R. Ketring BNSF Coord. Railroad Coordinator	E. Pheifer Struct. Mgr. Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Senior Computer Drafter	Project Admin.	Project Coordinator	Secretarial	Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$305.00	$270.00	$270.00	$210.00	$263.00	$181.00	$164.00	$147.00	$134.00	$124.00	$134.00	$147.00	$122.00	$97.00					
5.2.2 Structural Calculations		4	16			80	80	80	120	120					500	$75,720	$2,272	$0	$77,992
5.3 Plan Preparation																			
5.3.1 General Plans		2	1	2		8					8				21	$3,750	$113	$0	$3,863
5.3.2 Survey Control Plan		2				4									6	$1,264	$38	$0	$1,302
5.3.3 Right-of-Way Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.4 Roadway Plans		8				12									20	$4,332	$130	$0	$4,462
5.3.5 Traffic Plans		4				6									10	$2,166	$65	$0	$2,231
5.3.6 Utility Plans		6				12									18	$3,792	$114	$0	$3,906
5.3.7 Landscaping & Irrigation Plans		2				4									6	$1,264	$38	$0	$1,302
5.3.8 Drainage Plans		6				6									12	$2,706	$81	$0	$2,787
5.3.9 Bridge Plans		16	16			40	40	120	120	160	80				592	$86,720	$2,602	$0	$89,322
5.3.10 Retaining Wall Plans		12	12	24		20	24	24	40	60	40				256	$40,764	$1,223	$0	$41,987
5.3.11 Log of Test Borings		2				4									6	$1,264	$38	$0	$1,302
5.4 Specifications		24	8	60		32	16							60	200	$35,476	$1,064	$0	$36,540
5.5 Cost Estimates		16	4	8		16			8	40					92	$16,008	$480	$0	$16,488
5.6 Construction Schedule		4	2	8		24								24	62	$9,972	$299	$0	$10,271
Task 5 - Issued for Bid (IFB)																			
5.3 Plan Preparation																			
5.3.1 General Plans						4					8				12	$1,796	$54	$0	$1,850
5.3.2 Survey Control Plan						4									4	$724	$22	$0	$746
5.3.3 Right-of-Way Plans						8									8	$1,448	$43	$0	$1,491
5.3.4 Roadway Plans		4				8									12	$2,528	$76	$0	$2,604
5.3.5 Traffic Plans															0	$0	$0	$0	$0
5.3.6 Utility Plans		6				8									14	$3,068	$92	$0	$3,160
5.3.7 Landscaping & Irrigation Plans						4									4	$724	$22	$0	$746
5.3.8 Drainage Plans						4									4	$724	$22	$0	$746
5.3.9 Bridge Plans		8	4			40	40	80	80	120	60				432	$62,440	$1,873	$0	$64,313
5.3.10 Retaining Wall Plans		8	8	12		20	24	24	32	48	32				208	$32,452	$974	$0	$33,426
5.3.11 Log of Test Borings															0	$0	$0	$0	$0
5.4 Specifications		20	4	8		16			8	24					80	$15,104	$453	$0	$15,557
5.5 Cost Estimates		4	2	8		24								16	54	$9,196	$276	$0	$9,472
Task 6 - Right-of-Way																			**$133,488**
6.1 Right-of-Way Requirements		4				40									44	$8,320	$250	$0	$8,570
6.2 Right-of-Way Maps		8				80					120				208	$32,720	$982	$0	$33,702
6.3 Appraisal Maps, Plats, and Descriptions		16	40			80	80			240	120				576	$88,560	$2,657	$0	$91,217
Task 7 - Coordination, Agreements & Permits																			**$430,301**
7.1 BNSF Railway																			
7.1.1 Construction & Maintenance Agreement	8	40			160	80		40							328	$75,680	$2,270	$3,075	$81,025
7.1.2 Submittals		60				80		80		120	80			8	428	$68,816	$2,064	$0	$70,880
7.2 California Public Utilities Commission		8				40		40		60					148	$22,720	$682	$0	$23,402
7.3 Caltrans District 8		80				120	60		80				40		380	$68,760	$2,063	$0	$70,823
7.4 Riverside County Flood Control & WCD		40				16									56	$13,696	$411	$0	$14,107
7.5 Utility Coordination		80				80	120				80				360	$66,480	$1,994	$0	$68,474
7.6 Community Engagement***		20				100		120		240	120				600	$86,980	$2,609	$12,000	$101,589
Task 8 - Bidding Services																			**$89,919**
8.1 Resident Engineer (RE) Pending File		8	4	8		40	60			80					200	$31,920	$958	$0	$32,878
8.2 Bidding Phase Support		8				60									68	$13,020	$391	$0	$13,411
8.3 Conformed Plans and Specifications		4	4	8		40	60		80		80				276	$42,360	$1,271	$0	$43,631
Design (Tasks 1 - 8) Totals	66	2,014	499	758	216	3,962	2,176	2,088	3,164	4,996	2,004	120	500	733	23,296	$3,757,307	$112,719	$15,075	**$3,885,101**

McKinley Street Grade Separation
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S.O.W. Phase / Task	S. Biggs Principal In Charge Principal III	M. Thomas Project Manager Principal II	D. Devlin QA Manager Principal II	D. De Vera QC Manager Associate	R. Ketring BNSF Coord. Railroad Coordinator	E. Pfeifer Struct. Mgr. Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Senior Computer Drafter	Project Admin.	Project Coordinator	Secretarial	Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$305.00	$270.00	$270.00	$210.00	$263.00	$181.00	$164.00	$147.00	$134.00	$124.00	$134.00	$147.00	$122.00	$97.00					
Task 9 - Engineering Construction Services																			
9.1 Engineering Support (RFIs, Shop Drawings...)		120			24	600		600		600	80		200		2224	$345,032	$26,463	$0	$371,495
9.2 Preparation of Record Documents (As-Builts)		16	8	16		80	120				120				360	$60,080	$4,608	$0	$64,688
Const. Support (Task 9) Totals	0	136	8	16	24	680	120	600	0	600	200	0	200	0	2,584	$405,112	$31,070	$0	**$436,182**
Task 10 - Optional Services																			
10.1 Construction Staking															0	$0	$0	$0	$0
10.2 Right-of-Way Staking for Partial Acquisitions															0	$0	$0	$0	$0
10.3 Project Closeout Items															0	$0	$0	$0	$0
Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*	BNSF Temporary Occupancy Permit	$2,500
	BNSF Railroad Protective Liability Insurance	$575
	Modelo | 3D Interactive Cloud-Based Model (2 Years)	$12,000
	Expense Subtotal	$15,075

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.
** Escalation is based on 3.0%/year (latest table 5 of Bureau of Labor Statistics). Design (Tasks 1 - 8) are escalated to the mid-point of design (1 year). Const. Support (Task 9) is escalated to the mid-point of the contract (2.5 years).
*** The initial 3D interactive model was developed pre-contractual at no cost to the City. This fee includes updates/refinements to the initial model.

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Fee Proposal | Kimley-Horn

S.O.W. Phase / Task	Project Manager	Sr. Tech. Advisor	Senior Professional II	Senior Professional I	Professional II	Professional I	Senior Analyst	Analyst	Senior Designer	Designer	Project Support	Clerical			Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$310.00	$351.00	$265.00	$225.00	$210.00	$145.00	$130.00	$115.00	$150.00	$125.00	$180.00	$88.00							
Task 1 - Project Administration																			**$202,973**
1.1 Project Management Plan	8			4	4										16	$4,220	$127	$0	$4,347
1.2 Quality Control Plan	4		4	8	8	16	8	8							56	$10,060	$302	$0	$10,362
1.3 Project Controls	50	2	100	25	75						50	100			402	$81,877	$2,456	$0	$84,333
1.4 Project Development Team Meetings	100	4		100	150	100									454	$100,904	$3,027	$0	$103,931
Task 2 - Data Collection																			**$448,023**
2.1 Aerial Mapping	2		2		8	8									20	$3,990	$120	$0	$4,110
2.2 Field Survey	2		4		18	24									48	$8,940	$268	$0	$9,208
2.3 Potholing	6		6	6	80		50								148	$28,100	$843	$230,000	$258,943
2.4 Right-of-Way Base Mapping	2		2		8	8									20	$3,990	$120	$0	$4,110
2.5 Utility Notification	6				20		40	60							126	$18,160	$545	$0	$18,705
2.6 Utility Base Mapping	4		6	4	30		90					12			146	$22,786	$684	$0	$23,470
2.7 Geotechnical Records Research & Findings															0	$0	$0	$0	$0
2.8 Traffic Analyses																			
2.8.1 Preliminary Traffic Analyses	**Task performed pre-contractual by Kimley-Horn. No cost to the City.**														0	$0	$0	$0	$0
2.8.2 Update Traffic Analyses	10		6	80		100		120				12			328	$52,046	$1,561	$5,000	$58,607
2.9 Caltrans Traffic Reports																			
2.9.1 Intersection Control Evaluation	6			20		40		40				4			110	$17,112	$513	$0	$17,625
2.9.2 Traffic Forecasting Volumes Report	6			20		20		30				4			80	$13,062	$392	$0	$13,454
2.9.3 Ramp Meter and Merge Analysis	4			20		40		20							84	$13,840	$415	$0	$14,255
2.9.4 Roundabout Analysis	4		40	20		40		20				4			128	$24,792	$744	$0	$25,536
Task 3 - Concept Development & Project Approval																			**$42,938**
3.1 Geometric Concepts	**Task performed pre-contractual by Kimley-Horn. No cost to the City.**														0	$0	$0	$0	$0
3.2 Bridge and Retaining Wall Concepts															0	$0	$0	$0	$0
3.3 Project Concept Report																			
3.3.1 Plan and Profile Exhibits	4	2	8	6	20	20									60	$12,512	$375	$0	$12,887
3.3.2 Right-of-Way Exhibits															0	$0	$0	$0	$0
3.3.3 Utility Exhibits	2		4		12										18	$4,200	$126	$0	$4,326
3.3.4 Structure Exhibits															0	$0	$0	$0	$0
3.3.5 Preliminary Geotechnical Report															0	$0	$0	$0	$0
3.3.6 Preliminary Traffic Analysis Report															0	$0	$0	$0	$0
3.3.7 Construction Cost Estimates	2				8										10	$2,300	$69	$0	$2,369
3.3.8 Right-of-Way Cost Estimates															0	$0	$0	$0	$0
3.3.9 Project Concept Report															0	$0	$0	$0	$0
3.4 Project Concept Approval	20		6	3	10	20									59	$13,465	$404	$0	$13,869
3.5 Design Basis Memorandum	4		6	8	8	20									46	$9,210	$276	$0	$9,486
Task 4 - Environmental Documentation																			**$10,632**
4.1 CEQA Statutory Exemption															0	$0	$0	$0	$0
4.2 Technical Studies	8	2	4	8	8		20								50	$10,322	$310	$0	$10,632
Task 5 - Plans, Specifications & Estimates (PS&E)																			**$2,408,209**
5.1 Reports																			
5.1.1 Water Quality Management Plan	4			8	50		100					12			174	$27,596	$828	$0	$28,424
5.1.2 Hydrology & Hydraulics Reports	8			12	100		200					14			334	$53,412	$1,602	$0	$55,014
5.1.3 Traffic Management Plan	8			52	12	85		150				12			319	$47,331	$1,420	$0	$48,751
5.1.4 Geotechnical Investigations & Report															0	$0	$0	$0	$0
5.1.5 Landscaping & Aesthetic Concepts	8				20	40									68	$12,480	$374	$0	$12,854
5.1.6 Structure Type Selection Report															0	$0	$0	$0	$0
Task 5 - 35% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations															0	$0	$0	$0	$0
5.2.2 Structural Calculations															0	$0	$0	$0	$0

McKinley Street Grade Separation
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S.O.W. Phase / Task	Project Manager	Sr. Tech. Advisor	Senior Professional II	Senior Professional I	Professional II	Professional I	Senior Analyst	Analyst	Senior Designer	Designer	Project Support	Clerical			Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$310.00	$351.00	$265.00	$225.00	$210.00	$145.00	$130.00	$115.00	$150.00	$125.00	$180.00	$88.00							
5.3 Plan Preparation																			
5.3.1 General Plans			4					8							12	$1,980	$59	$0	$2,039
5.3.4 Roadway Plans	40		100		100	180		160	120	100					800	$134,900	$4,047	$0	$138,947
5.3.5 Traffic Plans	20			80		120		180		100					500	$74,800	$2,244	$0	$77,044
5.3.6 Utility Plans	30				150		220			50					450	$75,650	$2,270	$0	$77,920
5.3.8 Drainage Plans	30			20	80	100	170								400	$67,200	$2,016	$0	$69,216
5.3.9 Bridge Plans	2		4	4	8										18	$4,260	$128	$0	$4,388
5.3.10 Retaining Wall Plans	2		4	4	8										18	$4,260	$128	$0	$4,388
5.5 Cost Estimates	8		10	10	25	20	60	80	10			8			231	$34,734	$1,042	$0	$35,776
Task 5 - 65% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations	1		6					60		20					87	$11,300	$339	$0	$11,639
5.2.2 Structural Calculations															0	$0	$0	$0	$0
5.3 Plan Preparation																			
5.3.1 General Plans															0	$0	$0	$0	$0
5.3.2 Survey Control Plan															0	$0	$0	$0	$0
5.3.3 Right-of-Way Plans															0	$0	$0	$0	$0
5.3.4 Roadway Plans	60		120		160	300	100	220	120	120					1200	$198,800	$5,964	$0	$204,764
5.3.5 Traffic Plans	40			140		180		220		120					700	$110,300	$3,309	$0	$113,609
5.3.6 Utility Plans	50				180		300			70					600	$101,050	$3,032	$0	$104,082
5.3.7 Landscaping & Irrigation Plans	10				80	90		120							300	$46,750	$1,403	$0	$48,153
5.3.8 Drainage Plans	50			40	160	150	200								600	$105,850	$3,176	$0	$109,026
5.3.9 Bridge Plans	4		8	8	16										36	$8,520	$256	$0	$8,776
5.3.10 Retaining Wall Plans	4		8	8	16										36	$8,520	$256	$0	$8,776
5.3.11 Log of Test Borings															0	$0	$0	$0	$0
5.4 Specifications	20	4	40	40	100							10			214	$49,084	$1,473	$0	$50,557
5.5 Cost Estimates	8		10	10	25	20	60	80	10			8			231	$34,734	$1,042	$0	$35,776
5.6 Construction Schedule															0	$0	$0	$0	$0
Task 5 - 95% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations	1		2					30		10					43	$5,540	$166	$0	$5,706
5.2.2 Structural Calculations															0	$0	$0	$0	$0
5.2.3 Independent Check															0	$0	$0	$0	$0
5.3 Plan Preparation																			
5.3.1 General Plans															0	$0	$0	$0	$0
5.3.2 Survey Control Plan															0	$0	$0	$0	$0
5.3.3 Right-of-Way Plans															0	$0	$0	$0	$0
5.3.4 Roadway Plans	60		120		160	300	100	220	120	120					1200	$198,800	$5,964	$0	$204,764
5.3.5 Traffic Plans	40			120		140		200		100					600	$95,200	$2,856	$0	$98,056
5.3.6 Utility Plans	40		20		150		240			50					500	$86,650	$2,600	$0	$89,250
5.3.7 Landscaping & Irrigation Plans	10				80	110		200							400	$58,850	$1,766	$0	$60,616
5.3.8 Drainage Plans	20		10	30	80	120	180								440	$73,200	$2,196	$0	$75,396
5.3.9 Bridge Plans	4		8	8	16										36	$8,520	$256	$0	$8,776
5.3.10 Retaining Wall Plans	4		8	8	16										36	$8,520	$256	$0	$8,776
5.3.11 Log of Test Borings															0	$0	$0	$0	$0
5.4 Specifications	20	4	40	40	100							10			214	$49,084	$1,473	$0	$50,557
5.5 Cost Estimates	8		10	10	25	20	60	80	10			8			231	$34,734	$1,042	$0	$35,776
5.6 Construction Schedule															0	$0	$0	$0	$0
Task 5 - 100% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations															0	$0	$0	$0	$0

McKinley Street Grade Separation
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S.O.W. Phase / Task	Project Manager	Sr. Tech. Advisor	Senior Professional II	Senior Professional I	Professional II	Professional I	Senior Analyst	Analyst	Senior Designer	Designer	Project Support	Clerical			Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$310.00	$351.00	$265.00	$225.00	$210.00	$145.00	$130.00	$115.00	$150.00	$125.00	$180.00	$88.00							
5.2.2 Structural Calculations															0	$0	$0	$0	$0
5.3 Plan Preparation																			
5.3.1 General Plans															0	$0	$0	$0	$0
5.3.2 Survey Control Plan															0	$0	$0	$0	$0
5.3.3 Right-of-Way Plans															0	$0	$0	$0	$0
5.3.4 Roadway Plans	40		80		60	200	40	160	40	80					700	$114,800	$3,444	$0	$118,244
5.3.5 Traffic Plans	20			50		60		100		70					300	$46,400	$1,392	$0	$47,792
5.3.6 Utility Plans	20		10		120		200			50					400	$66,300	$1,989	$0	$68,289
5.3.7 Landscaping & Irrigation Plans	20				80	80		120							300	$48,400	$1,452	$0	$49,852
5.3.8 Drainage Plans	20			20	60	80	120								300	$50,500	$1,515	$0	$52,015
5.3.9 Bridge Plans	2		4	4	8										18	$4,260	$128	$0	$4,388
5.3.10 Retaining Wall Plans	2		4	4	8										18	$4,260	$128	$0	$4,388
5.3.11 Log of Test Borings															0	$0	$0	$0	$0
5.4 Specifications	10	2	20	20	50							6			108	$24,630	$739	$0	$25,369
5.5 Cost Estimates	4		5	5	12	10	30	40	5			4			115	$17,262	$518	$0	$17,780
5.6 Construction Schedule															0	$0	$0	$0	$0
Task 5 - Issued for Bid (IFB)																			
5.3 Plan Preparation																			
5.3.1 General Plans															0	$0	$0	$0	$0
5.3.2 Survey Control Plan															0	$0	$0	$0	$0
5.3.3 Right-of-Way Plans															0	$0	$0	$0	$0
5.3.4 Roadway Plans	20		40		30	100	20	60		30					300	$50,850	$1,526	$0	$52,376
5.3.5 Traffic Plans	5			15		20		40		20					100	$14,925	$448	$0	$15,373
5.3.6 Utility Plans	10				20		30								60	$11,200	$336	$0	$11,536
5.3.7 Landscaping & Irrigation Plans	6				20	40		34							100	$15,770	$473	$0	$16,243
5.3.8 Drainage Plans	8			6	20	10	30								74	$13,380	$401	$0	$13,781
5.3.9 Bridge Plans	1		2	2	4										9	$2,130	$64	$0	$2,194
5.3.10 Retaining Wall Plans	1		2	2	4										9	$2,130	$64	$0	$2,194
5.3.11 Log of Test Borings															0	$0	$0	$0	$0
5.4 Specifications	4		10	10	20										44	$10,340	$310	$0	$10,650
5.5 Cost Estimates	2		2	2	6	5	12	20	2			2			53	$7,921	$238	$0	$8,159
Task 6 - Right-of-Way																			**$72,584**
6.1 Right-of-Way Requirements	28		46		100		220								394	$70,470	$2,114	$0	$72,584
6.2 Right-of-Way Maps															0	$0	$0	$0	$0
6.3 Appraisal Maps, Plats, and Descriptions															0	$0	$0	$0	$0
Task 7 - Coordination, Agreements & Permits																			**$286,876**
7.1 BNSF Railway																			
7.1.1 Construction & Maintenance Agreement															0	$0	$0	$0	$0
7.1.2 Submittals															0	$0	$0	$0	$0
7.2 California Public Utilities Commission															0	$0	$0	$0	$0
7.3 Caltrans District 8	188	6	60	10	123	246		60				28			721	$149,400	$4,482	$0	$153,882
7.4 Riverside County Flood Control & WCD	20				60										80	$18,800	$564	$0	$19,364
7.5 Utility Coordination	40				400		80					40			560	$110,320	$3,310	$0	$113,630
7.6 Community Engagement															0	$0	$0	$0	$0
Task 8 - Bidding Services																			**$89,962**
8.1 Resident Engineer (RE) Pending File	8		20	10	20	20	40								118	$22,330	$670	$0	$23,000
8.2 Bidding Phase Support	20	2		24	68		50								164	$33,082	$992	$0	$34,074
8.3 Conformed Plans and Specifications	8		20	10	20	20	40	40		40					198	$31,930	$958	$0	$32,888
Design (Tasks 1 - 8) Totals	1,375	28	1,055	1,178	3,697	3,322	3,110	2,980	437	1,150	50	298	0	0	18,680	$3,230,287	$96,909	$235,000	**$3,562,196**

McKinley Street Grade Separation
Fee Proposal | Kimley-Horn

	S.O.W. Phase / Task	Project Manager	Sr. Tech. Advisor	Senior Professional II	Senior Professional I	Professional II	Professional I	Senior Analyst	Analyst	Senior Designer	Designer	Project Support	Clerical			Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
		$310.00	$351.00	$265.00	$225.00	$210.00	$145.00	$130.00	$115.00	$150.00	$125.00	$180.00	$88.00							
Task 9 - Engineering Construction Services																				
9.1	Engineering Support (RFIs, Shop Drawings...)	78	8	158	186	226	260	40				50	100			1106	$218,868	$16,786	$0	$235,654
9.2	Preparation of Record Documents (As-Builts)	20		20	10	20	40	40	40		10					200	$34,800	$2,669	$0	$37,469
	Const. Support (Task 9) Totals	98	8	178	196	246	300	80	40	0	10	50	100	0	0	1,306	$253,668	$19,455	$0	**$273,123**
Task 10 - Optional Services																				
10.1	Construction Staking															0	$0	$0	$0	$0
10.2	Right-of-Way Staking for Partial Acquisitions															0	$0	$0	$0	$0
10.3	Project Closeout Items															0	$0	$0	$0	$0
	Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*		
	Potholing	$230,000
	Traffic Counts	$5,000
	Expense Subtotal	$235,000

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.
** Escalation is based on 3.0%/year (latest table 5 of Bureau of Labor Statistics). Design (Tasks 1 - 8) are escalated to the mid-point of design (1 year). Const. Support (Task 9) is escalated to the mid-point of the contract (2.5 years).
1. Quantities within task descriptions above indicate portion of work within prime agreement for Kimley-Horn and is the basis for our agreed upon fees.
2. Kimley-Horn will not exceed the total maximum fee shown without authorization from the City. Individual task amounts are provided for budgeting purposes only. Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

McKinley Street Grade Separation
Fee Proposal | David Evans and Associates

S.O.W. Phase / Task	Lwin Hwee **PM**	Jim Ellerbroek **Rail Principal Engineer**	Guido Portier **Task Lead**	Amanda Limburg **Senior Rail Engineer**	Joel Tubbs **Sr Br Engr**	Greg Griffin **Sr Br Engr**	Jiri Pertold **Sr Br Engr**	Rachel Bassil **Br Des Engr**	Dylan Anderson **Junior Rail Engineer**	Angie Jones **Proj Ad**					**Total Hours**	**Labor Subtotal**	**Escalation****	**Expenses**	**Task Totals**
	$282.06	$279.86	$193.25	$155.00	$198.07	$190.63	$194.35	$117.49	$103.35	$94.55									
Task 1 - Project Administration																			**$24,936**
1.1 Project Management Plan	12		4												16	$4,158	$125	$0	$4,282
1.2 Quality Control Plan			8	8	8	8	8	8							48	$8,390	$252	$5,000	$13,642
1.3 Project Controls										72					72	$6,808	$204	$0	$7,012
Task 3 - Concept Development & Project Approval																			**$17,169**
3.3 Project Concept Report																			
3.3.4 Structure Exhibits	2		31		31										64	$12,695	$381	$0	$13,076
3.5 Design Basis Memorandum	1		7		7	5									20	$3,974	$119	$0	$4,094
Task 5 - Plans, Specifications & Estimates (PS&E)																			**$328,811**
5.1 Reports																			
5.1.6 Structure Type Selection Report	4		30		30	20									84	$16,680	$500	$0	$17,181
Task 5 - 95% PS&E																			
5.2 Calculations																			
5.2.3 Independent Check			40		160	300	300	200							1000	$178,409	$5,352	$0	$183,761
5.3 Plan Preparation																			
5.3.9 Bridge Plans			72		102	90	26	26							316	$59,381	$1,781	$0	$61,162
5.4 Specifications			8		8	36	36								88	$16,989	$510	$0	$17,499
Task 5 - 100% PS&E																			
5.3 Plan Preparation																			
5.3.9 Bridge Plans			20		40	40	16	16							132	$24,402	$732	$0	$25,134
5.4 Specifications			8		8	16	16								48	$9,290	$279	$0	$9,569
Task 5 - Issued for Bid (IFB)																			
5.3 Plan Preparation																			
5.3.9 Bridge Plans			8		8	20	8	8							52	$9,438	$283	$0	$9,721
5.4 Specifications			4		4	8	8								24	$4,645	$139	$0	$4,784
Task 7 - Coordination, Agreements & Permits																			**$18,218**
7.1 BNSF Railway																			
7.1.1 Construction & Maintenance Agreement		1	20	10	20				30						81	$12,757	$383	$0	$13,139
7.1.2 Submittals		1		10					30						41	$4,930	$148	$0	$5,078
Design (Tasks 1 - 8) Totals	19	2	260	28	426	543	418	258	60	72	0	0	0	0	2,086	$372,946	$11,188	$5,000	**$389,134**
Task 9 - Engineering Construction Services																			
9.1 Engineering Support (RFIs, Shop Drawings...)			50		50	100									200	$38,628	$1,159	$0	$39,787
Const. Support (Task 9) Totals	0	0	50	0	50	100	0	0	0	0	0	0	0	0	200	$38,628	$1,159	$0	**$39,787**
Task 10 - Optional Services																			
Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*		
	Travel (2 people, 1 nights each, 2 trips each)	$5,000
	Expense Subtotal	$5,000

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.
* Escalation is based on 3.0%/year (latest table 5 of Bureau of Labor Statistics). Design (Tasks 1 - 8) are escalated to the mid-point of design (1 year). Const. Support (Task 9) is escalated to the mid-point of the contract (2.5 years).

McKinley Street Grade Separation
Fee Proposal | ICF

	S.O.W. Phase / Task	Calvert B Proj Dir	Yasui Y Sr Consult III	Hardie J Sr Consult III	Higginson J Sr Consult III	Moskus E Assoc Consult III	Buehler D Proj Dir	Swiontek S Sr Consult I	Irvin E Assoc Consult I	Cooper K Sr Tech Analyst	Whitman R Sr Consult II	Soulliotis D Admin Tech	Rocha L Mng Consult	Tong V Assoc Consult I	Hollington G Mng Consult	Richards P Sr Consult II	Flores M Sr Consult I	Hickman Jam Sr Consult II	Schwartz Pau Sr Consult II	Jameson Meg Mng Consult	Garcia Ste Sr Consult II	Crawford K Proj Dir	Chmiel K Sr Consult I
		$289.32	$181.45	$179.65	$177.08	$97.91	$264.94	$109.34	$137.30	$210.91	$134.49	$63.59	$177.69	$114.16	$185.24	$153.13	$121.68	$148.63	$145.39	$173.42	$178.95	$205.04	$112.70
Task 1 - Project Administration																							
1.3	Project Controls	36	96																				
1.4	Project Development Team Meetings	84																					
Task 4 - Environmental Documentation																							
4.1	CEQA Statutory Exemption	1	3																				
4.2	Technical Studies	50	166	213	20	196	8	152	254	36	84	36	20	150	34		188					8	20
	Design (Tasks 1 - 8) Totals	171	265	213	20	196	8	152	254	36	84	36	20	150	34	0	188	0	0	0	0	8	20
Task 9 - Engineering Construction Services																							
	Const. Support (Task 9) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Task 10 - Optional Services																							
	Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

McKinley Street Grade Separation
Fee Proposal | ICF

	S.O.W. Phase / Task	Paul D Sr Consult II	Stanzak R Sr Proj Dir	Roderick M Asst Consult	Belcourt A Sr Consult I	Shook J Admin Tech	Cox N Assoc Consult I	Hickman J Sr Consult II	Schwartz P Sr Consult II	Clendenin G Sr Tech Analyst	Barrera M Sr Consult II	Bar J Sr Consult II	Johnson A Sr Consult I	Trisel S Sr Tech Analyst	Total Hours	Labor Subtotal	Escalation	Expenses	Task Totals
		$155.27	$310.53	$92.29	$144.88	$96.62	$81.90	$148.63	$145.39	$220.51	$128.74	$164.04	$92.62	$206.76					
Task 1 - Project Administration																			**$53,298**
1.3	Project Controls					12									144	$28,995	$0	$0	$28,995
1.4	Project Development Team Meetings														84	$24,303	$0	$0	$24,303
Task 4 - Environmental Documentation																			**$375,238**
4.1	CEQA Statutory Exemption														4	$834	$0	$0	$834
4.2	Technical Studies	84	8	128	140		48	18	28	48	122	36	222	48	2565	$355,104	$0	$19,300	$374,404
	Design (Tasks 1 - 8) Totals	84	8	128	140	12	48	18	28	48	122	36	222	48	2,797	$409,236	$0	$19,300	**$428,536**
Task 9 - Engineering Construction Services																			
	Const. Support (Task 9) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**
Task 10 - Optional Services																			
	Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*	EDR Search	$500
	Cultural Records Search	$800
	Subconsultant (San Diego Natural History Museum)	$18,000
	Expense Subtotal	$19,300

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.

McKinley Street Grade Separation
Fee Proposal | Earth Mechanics

S.O.W. Phase / Task	Principal In Charge	Project Manager	Project Geologist	Senior Technician	Staff Engineer										Total Hours	Labor Subtotal	Escalation	Expenses	Task Totals
	$250.68	$129.82	$125.34	$117.88	$93.26														
Task 1 - Project Administration																			**$4,118**
1.1 Project Management Plan	4	8													12	$2,041	$0	$0	$2,041
1.2 Quality Control Plan		4													4	$519	$0	$0	$519
1.3 Project Controls		12													12	$1,558	$0	$0	$1,558
Task 2 - Data Collection																			**$4,083**
2.7 Geotechnical Records Research & Findings	8	16													24	$4,083	$0	$0	$4,083
Task 3 - Concept Development & Project Approval																			**$10,171**
3.3 Project Concept Report																			
3.3.5 Preliminary Geotechnical Report	16	32	16												64	$10,171	$0	$0	$10,171
Task 4 - Environmental Documentation																			**$30,195**
4.2 Technical Studies	48	88	24		40										200	$30,195	$0	$0	$30,195
Task 5 - Plans, Specifications & Estimates (PS&E)																			**$459,606**
5.1 Reports																			
5.1.4 Geotechnical Investigations & Report	534	632	276	440	120										2002	$313,562	$0	$124,850	$438,412
Task 5 - 65% PS&E																			
5.3 Plan Preparation																			
5.3.11 Log of Test Borings	22	30			60										112	$15,005	$0	$0	$15,005
5.4 Specifications	1	1													2	$381	$0	$0	$381
Task 5 - 95% PS&E																			
5.3 Plan Preparation																			
5.3.11 Log of Test Borings	2	4			8										14	$1,767	$0	$0	$1,767
5.4 Specifications	1	1													2	$381	$0	$0	$381
Task 5 - 100% PS&E																			
5.3 Plan Preparation																			
5.3.11 Log of Test Borings	2	4			8										14	$1,767	$0	$0	$1,767
5.4 Specifications	1	1													2	$381	$0	$0	$381
Task 5 - Issued for Bid (IFB)																			
5.3 Plan Preparation																			
5.3.11 Log of Test Borings	2	2			4										8	$1,134	$0	$0	$1,134
5.4 Specifications	1	1													2	$381	$0	$0	$381
Design (Tasks 1 - 8) Totals	642	836	316	440	240	0	0	0	0	0	0	0	0	0	2,474	$383,323	$0	$124,850	**$508,173**
Task 9 - Engineering Construction Services																			
9.1 Engineering Support (RFIs, Shop Drawings...)	8	24													32	$5,121	$0	$0	$5,121
Const. Support (Task 9) Totals	8	24	0	0	0	0	0	0	0	0	0	0	0	0	32	$5,121	$0	$0	**$5,121**
Task 10 - Optional Services																			
Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*		
	Mud Rotary Drill Rig Rental	$37,290
	Hollow-Stem Auger Dril Rig Rental	$30,800
	Caltrans Permit (Assumed)	$1,000
	Soil Cuttings Contaminants Testing	$1,260
	Soil Cuttings (Drums) Disposal	$3,960
	Traffic Control	$19,740
	Drill Rig Rental for Infiltration Testing	$30,800
	Expense Subtotal	$124,850

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.

McKinley Street Grade Separation
Fee Proposal | BKF Engineers

S.O.W. Phase / Task	Principal	Associate	Project Manager	Surveyor III	Surveyor II	Surveyor I	Field Party Chief	Field Chainman							Total Hours	Labor Subtotal	Escalation**	Expenses	Task Totals
	$237.00	$206.00	$197.00	$168.00	$148.00	$129.00	$169.00	$109.00											
Task 1 - Project Administration																			**$40,862**
1.1 Project Management Plan															0	$0	$0	$0	$0
1.2 Quality Control Plan	8	4	16		8		8	8							52	$9,280	$0	$0	$9,280
1.3 Project Controls	2	16	80												98	$19,530	$0	$0	$19,530
1.4 Project Development Team Meetings	4	8	48												60	$12,052	$0	$0	$12,052
Task 2 - Data Collection																			**$326,530**
2.1 Aerial Mapping	1	4	8	4	16		32	32							97	$14,573	$0	$51,500	$66,073
2.2 Field Survey	1	8	24	48	160	80	120	120							561	$82,037	$0	$19,000	$101,037
2.3 Potholing		4	8		8		24	24							68	$10,256	$0	$0	$10,256
2.4 Right-of-Way Base Mapping	8	8	120	296	276	140	48	48							944	$149,164	$0	$0	$149,164
Task 5 - Plans, Specifications & Estimates (PS&E)																			**$35,889**
Task 5 - 95% PS&E																			
5.2 Calculations																			
5.2.1 Civil/Survey Calculations	1	2	16	24	24	8									75	$12,417	$0	$0	$12,417
5.3 Plan Preparation																			
5.3.2 Survey Control Plan	2	4	4	8	16	24									58	$8,894	$0	$0	$8,894
5.3.3 Right-of-Way Plans	2	4	8	16	40	24									94	$14,578	$0	$0	$14,578
Task 6 - Right-of-Way																			**$194,574**
6.1 Right-of-Way Requirements	2	8	40	80											130	$23,442	$0	$0	$23,442
6.2 Right-of-Way Maps	4	4	60	120	80	64									332	$53,848	$0	$0	$53,848
6.3 Appraisal Maps, Plats, and Descriptions	4	16	80	280	200	160									740	$117,284	$0	$0	$117,284
Design (Tasks 1 - 8) Totals	39	90	512	876	828	500	232	232	0	0	0	0	0	0	3,309	$527,355	$0	$70,500	**$597,855**
Task 9 - Engineering Construction Services																			
Const. Support (Task 9) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**
Task 10 - Optional Services																			
10.1 Construction Staking	2	16	80	240	120	80	280	280							1098	$165,770	$26,403	$0	$192,173
10.2 Right-of-Way Staking for Partial Acquisitions	2	4	8	16	24		80	80							214	$31,354	$4,994	$0	$36,348
10.3 Project Closeout Items	16	32	80	120	64		56	56							424	$71,344	$11,363	$0	$82,707
Optional Services (Task 10) Totals	20	52	168	376	208	80	416	416	0	0	0	0	0	0	1,736	$268,468	$42,760	$0	**$311,228**

Expenses Breakdown*		
	Aerial Topographic Survey - ABC Mapping	$40,000
	Aerial Mapping Miscellaneous Expenses	$5,000
	Aerial Topographic Survey	$6,500
	BNSF Flagmen (5 Days @ $1,800/Day)	$9,000
	Traffic Control (5 Days @ $2,000/Day)	$10,000
	Expense Subtotal	$70,500

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.
** Escalation is based on 3.0%/year (latest table 5 of Bureau of Labor Statistics). Post-Construction Services (Task 10) are escalated to the end of construction (5 years).

McKinley Street Grade Separation
Fee Proposal | Arellano Associates

	S.O.W. Phase / Task	Principal-in-Charge	Senior Project Coordinator	Project Coordinator	Graphic Designer	Assistant Project Coordinator	Assistant Project Coordinator									Total Hours	Labor Subtotal	Escalation	Expenses	Task Totals
		$306.76	$115.54	$76.08	$76.08	$53.99	$49.08													
Task 1 - Project Administration																				**$58,437**
1.3	Project Controls	10	100	20			8									138	$16,536	$0	$0	$16,536
1.4	Project Development Team Meetings	20	183	96	42	40	40									421	$41,901	$0	$0	$41,901
Task 7 - Coordination, Agreements & Permits																				**$120,710**
7.6	Community Engagement	8	292	224	50	320	440									1334	$95,910	$0	$24,800	$120,710
	Design (Tasks 1 - 8) Totals	38	575	340	92	360	488	0	0	0	0	0	0	0	0	1,893	$154,346	$0	$24,800	**$179,146**
Task 9 - Engineering Construction Services																				
	Const. Support (Task 9) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**
Task 10 - Optional Services																				
	Optional Services (Task 10) Totals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	$0	$0	**$0**

Expenses Breakdown*	Collateral Material/Exhibits	$7,500
	Parcel Data	$1,500
	Notice Distribution	$10,000
	Facility Rental	$2,000
	Supplies and Refreshments	$800
	Translation/Interpretation (as needed)	$3,000
	Expense Subtotal	$24,800

Notes:
* Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.

ADD SERVICE 1:

Engineering Support for Value Engineering Workshop: $63,335.04

Includes exhibits and cost estimates for underpass, four-lane facility and Front road alternatives.

ADD SERVICE 2:

Additional Engineering Design Services: $980,597.00

implement the recommendations of the City Council Ad Hoc Committee into the plans, specifications and cost estimates.

Task 1 – Project Administration.....$25,180
Task 2 – Data Collection: $77,240
Task 3 – Concept Development & Project Approval.....$9,800
Task 4 – Environmental Documentation $71,348
Task 5 – Plans, Specifications & Estimates.....$678,363
Task 6 – Right-of-Way $21,712
Task 7 – Coordination, Agreements & Permits $96,954

**[DETAILED SUMMARY SHEET
FOR ADDITIONAL ENGINEERING DESIGN SERVICES
ON FOLLOWING PAGES]**

S.O.W. Phase / Task		Biggs Cardosa Associates	Subconsultant Task Totals					Task Totals
			Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	
Task 1 - Project Administration								**$25,180**
1.1	Project Management Plan	$0	$0	$0	$0	$0	$702	$702
1.2	Quality Control Plan	$0	$0	$0	$0	$0	$702	$702
1.3	Project Controls	$4,202	$18,872	$0	$0	$0	$702	$23,776
Task 2 - Data Collection								**$77,240**
2.2	Field Survey	$373	$3,720	$0	$0	$0	$41,392	$45,485
2.4	Right-of-Way Base Mapping	$0	$0	$0	$0	$0	$702	$702
2.8	Traffic Analyses							
2.8.2	Update Traffic Analyses	$746	$27,057	$0	$0	$0	$0	$27,803
2.9	Caltrans Traffic Reports							
2.9.2	Traffic Forecasting Volumes Report	$373	$2,877	$0	$0	$0	$0	$3,250
Task 3 - Concept Development & Project Approval								**$9,800**
3.5	Design Basis Memorandum	$6,967	$562	$2,271	$0	$0	$0	$9,800
Task 4 - Environmental Documentation								**$71,348**
4.2	Technical Studies	$4,470	$0	$0	$66,878	$0	$0	$71,348
Task 5 - Plans, Specifications & Estimates (PS&E)								**$678,363**
5.1	Reports							
5.1.1	Water Quality Management Plan	$1,491	$14,979	$0	$0	$0	$0	$16,470
5.1.2	Hydrology & Hydraulics Reports	$1,491	$30,336	$0	$0	$0	$0	$31,828
5.1.4	Geotechnical Investigations & Report	$9,361	$0	$0	$0	$43,667	$0	$53,028
5.1.5	Landscaping & Aesthetic Concepts	$2,789	$0	$0	$0	$0	$0	$2,789
5.1.6	Structure Type Selection Report	$15,289	$0	$15,350	$0	$0	$0	$30,639
Task 5 - 35% PS&E								
5.3	Plan Preparation							
5.3.4	Roadway Plans	$0	$98,346	$0	$0	$0	$0	$98,346
5.3.5	Traffic Plans	$0	$25,248	$0	$0	$0	$0	$25,248
5.3.6	Utility Plans	$0	$44,644	$0	$0	$0	$0	$44,644
5.3.8	Drainage Plans	$0	$22,933	$0	$0	$0	$0	$22,933
5.3.9	Bridge Plans	$0	$2,839	$0	$0	$0	$0	$2,839
5.3.10	Retaining Wall Plans	$0	$5,380	$0	$0	$0	$0	$5,380
5.5	Cost Estimates	$0	$4,472	$0	$0	$0	$0	$4,472

S.O.W. Phase / Task	Biggs Cardosa Associates	Subconsultant Task Totals					Task Totals
		Kimley-Horn & Associates	David Evans & Associates	ICF	Earth Mechanics	BKF Engineers	
Task 5 - 65% PS&E							
5.2 Calculations							
5.2.2 Structural Calculations	$114,536	$0	$0	$0	$0	$0	$114,536
5.3 Plan Preparation							
5.3.2 Survey Control Plan	$0	$0	$0	$0	$0	$1,034	$1,034
5.3.4 Roadway Plans	$9,303	$36,890	$0	$0	$0	$0	$46,193
5.3.5 Traffic Plans	$0	$8,333	$0	$0	$0	$0	$8,333
5.3.6 Utility Plans	$0	$30,141	$0	$0	$0	$0	$30,141
5.3.8 Drainage Plans	$0	$6,799	$0	$0	$0	$0	$6,799
5.3.9 Bridge Plans	$90,920	$703	$0	$0	$0	$0	$91,623
5.3.10 Retaining Wall Plans	$30,068	$703	$0	$0	$0	$0	$30,771
5.3.11 Log of Test Borings	$511	$0	$0	$0	$5,054	$0	$5,565
5.5 Cost Estimates	$4,750	$0	$0	$0	$0	$0	$4,750
Task 6 - Right-of-Way							**$21,711**
6.1 Right-of-Way Requirements	$4,862	$1,125	$0	$0	$0	$1,429	$7,415
6.3 Appraisal Maps, Plats, and Descriptions	$746	$0	$0	$0	$0	$13,550	$14,296
Task 7 - Coordination, Agreements & Permits							**$96,954**
7.3 Caltrans District 8	$5,031	$24,117	$0	$0	$0	$0	$29,148
7.5 Utility Coordination	$1,491	$45,196	$0	$0	$0	$0	$46,687
7.6 Community Engagement	$21,119	$0	$0	$0	$0	$0	$21,119
Totals	$330,890	$456,273	$17,621	$66,878	$48,722	$60,213	**$980,597**

Notes:

1. Costs for printing, mileage, telephone, mailing and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are included in the hourly rates.

2. All charges for subconsultants/subcontract services shall be in the same amount as actually invoiced to and paid by Biggs Cardosa, plus a 5% markup.

CONSULTANT'S HOURLY RATE SCHEDULE

Principal III	$305.00
Principal II	270.00
Principal I	235.00
Associate	210.00
Railroad Coordinator	263.00
Engineering Manager	181.00
Senior Engineer	164.00
Project Engineer	147.00
Staff Engineer	134.00
Assistant Engineer	124.00
Junior Engineer	116.00
Senior Computer Drafter	134.00
Computer Drafter	116.00
Junior Computer Drafter	105.00
Project Administrator	147.00
Project Coordinator	122.00
Secretarial Services	97.00
Construction Manager	218.00
Senior Structural Representative	191.00
Structural Representative	170.00
Assistant Structures Representative	137.00
Subconsultants	Cost Plus 5%

Costs for printing, mileage, telephone, and mailing are included in the hourly rates.

Other Reimbursables are billed At Cost

Charge Rates Applicable October 1, 2017 Thru September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

CONSULTANT'S SUBCONTRACTOR, KIMLEY-HORN & ASSOCIATES, INC.
HOURLY RATE SCHEDULE

CATEGORY	
CLERICAL	$ 88.00
PROJECT SUPPORT	$ 180.00
DESIGNER	$ 125.00
SENIOR DESIGNER	$ 150.00
ANALYST	$ 115.00
SENIOR ANALYST	$ 130.00
PROFESSIONAL I	$ 145.00
PROFESSIONAL II	$ 210.00
SENIOR PROFESSIONAL I	$ 225.00
SENIOR PROFESSIONAL II	$ 265.00
SENIOR TECHNICAL ADVISOR	$ 351.00
PROJECT MANAGER	$ 310.00

Cost for printing, mileage, telephone and mailing are included in the hourly rates. Other reimbursables are billed at cost.

Rates are applicable through September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

CONSULTANT'S SUBCONTRACTOR, DAVID EVANS & ASSOCIATES, INC. HOURLY RATE SCHEDULE

CHARGE RATE SCHEDULE 2018

The Rates for Personnel used as a basis for payment are set forth below (these rates are subject to adjustment annually or subject to additions based on new specialties needed):

Rail Principal Engineer	$279.86-288.26
Project Manager	$282.06-290.52
Sr. Bridge Engineer	$190.63-204.01
Structural Task Lead	$193.25-199.05
Senior Rail Engineer	$155.00-159.65
Bridge Design Engineer	$117.49-121.01
Junior Rail Engineer	$103.35-106.45
Project Coordinator	$94.55-97.39
Accounting Specialist	$86.24-88.83

Rates are applicable through September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

CONSULTANT'S SUBCONTRACTOR, ICF JONES & STOKES, INC.
HOURLY RATE SCHEDULE

MCKINLEY STREET GRADE SEPARATION | CITY OF CORONA FEE SCHEDULE*

Effective January 1, 2018

Labor Classification	Per Hour
Senior Project Director	$310.53
Project Director	$205 - $290
Technical Director	$240
Senior Technical Analyst	$206 - $222
Managing Consultant	$173 - $186
Senior Consultant III	$177 - $182
Senior Consultant II	$128 - $180
Senior Consultant I	$92 - $160
Associate Consultant III	$97 - $150
Associate Consultant II	$130 - $140
Associate Consultant I	$80 - $138
Assistant Consultant	$92 - $115
Administrative Technician	$63 - $98
Technician	$75
Intern	$65
Other Direct Expenses	
Costs for printing, mileage, telephone, and mailing are included in the hourly rates. Other expenses are billed at cost.	
Billing rates are are applicable thru September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.	

CONSULTANT'S SUBCONTRACTOR, EARTH MECHANICS, INC.
HOURLY RATE SCHEDULE

City of Corona
McKinley Street Grade Separation Project (PS&E)

LABOR CATEGORY	FULLY BURDENED HOURLY RATE
Principal/Senior Consultant (Principal In Charge)	$250.68
Principal Engineer/Geologist	$217.85
Senior Engineer/Geologist	$185.03
Senior Project Engineer/Geologist (Project Manager)	$152.95
Project Engineer/Geologist	$138.77
Senior Staff Engineer/Geologist	$105.94
Staff Engineer/Geologist	$95.50
Senior Technician	$117.88
Technician	$56.70
Clerical	$98.48

Rates are applicable through September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

CONSULTANT'S SUBCONTRACTOR, BKF ENGINEERS
HOURLY RATE SCHEDULE

PERSONNEL	HOURLY RATES
ENGINEERING	
Senior Associate	$212.00
Associate	$206.00
Project Manager	$197.00 - $202.00
Engineer IV	$182.00
Engineer I, II, III	$129.00 - $148.00 - $168.00
Engineering Assistant	$79.00
Junior Engineer	$67.00
PLANNING	
Planner I, II, III, IV	$129.00 - $148.00 - $168.00 - $182.00
SURVEYING	
Senior Associate	$212.00
Associate	$206.00
Project Manager	$197.00 - $202.00
Surveyor I, II, III, IV	$129.00 - $148.00 - $168.00 - $181.00
Survey Party Chief	$169.00
Survey Chainman	$109.00
Apprentice I, II, III, IV	$67.00 - $90.00 - $99.00 - $105.00
Instrumentman	$145.00
Surveying Assistant	$79.00
Junior Surveyor	$67.00
Utility Locating Superintendent	$170.00
Utility Locator I, II, III	$88.00 - $124.00 - $149.00
BIM Specialist I, II, III	$129.00 - $148.00 - $168.00
DESIGN AND DRAFTING	
Technician I, II, III, IV	$123.00 - $131.00 - $143.00 - $155.00
Drafter I, II, III, IV	$96.00 - $106.00 - $114.00 - $127.00
CONSTRUCTION ADMINISTRATION/QSP-QSD	
Senior Construction Administrator	$191.00
Resident Engineer	$142.00
Field Engineer I, II, III	$129.00 - $148.00 - $168.00
Senior Consultant	$221.00
SERVICES AND EXPENSES	
Project Assistant	$79.00
Clerical/Administrative Assistant	$67.00
Delivery Services	$35.00

Principals' time on projects is chargeable at $237.00- $260.00 per hour.

Rates are applicable through September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

CONSULTANT'S SUBCONTRACTOR, ARELLANO ASSOCIATES
HOURLY RATE SCHEDULE

Title	Hourly Rate
Executive/Principal-in-Charge	$306.76
Senior Project Manager - High	$245.41
Senior Project Manager - Mid	$220.87
Senior Project Manager - Entry	$196.33
Project Manager - High	$196.33
Project Manager - Mid	$171.79
Project Manager - Entry	$147.25
Senior Project Coordinator - High	$147.25
Senior Project Coordinator - Mid	$122.71
Senior Project Coordinator - Entry	$98.16
Project Coordinator/Graphic Designer - High	$98.16
Project Coordinator/Graphic Designer - Mid	$79.76
Project Coordinator/Graphic Designer - Entry	$61.35
Assistant Project Coordinator - High	$61.35
Assistant Project Coordinator – Mid	$55.22
Assistant Project Coordinator – Entry	$49.08

Rates are applicable through September 30, 2019, after which rates will be escalated yearly per latest Table 5 of Bureau of Labor Statistics.

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
PARAGON PARTNERS, LTD.
MCKINLEY STREET GRADE SEPARATION
RIGHT-OF-WAY APPRAISAL AND ACQUISITION SERVICES
CITY OF CORONA PROJECT NO. 2012-12

1. PARTIES AND DATE.

This First Amendment to the Professional Services Agreement ("First Amendment") is made and entered into this 21st day of August, 2019 by and between the City of Corona ("City") and **Paragon Partners, Ltd.** ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this First Amendment.

2. RECITALS.

2.1 Agreement. City and Consultant entered into that certain Professional Services Agreement dated on or about November 7, 2018 ("Agreement"), whereby Consultant agreed to provide **Right-of-Way Appraisal and Acquisition** consulting services.

2.2 Amendment. City and Consultant desire to amend the Agreement for the first time to (1) amend the Scope of Services for Consultant to provide additional services in support of a value engineering workshop; (2) amend the Consultant's compensation for the added services; (3) add two new provisions addressing payment bonds and apprenticeable crafts to comply with state law; (4) replace Exhibit "A" (Scope of Services) with Exhibit "A-1" (Scope of Services); and (5) replace Exhibit "C" (Compensation) with Exhibit "C-1" (Compensation).

3. TERMS.

3.1 Rates & Total Compensation. Section 3.3.1 (Rates & Total Compensation) and Exhibit "C" (Compensation) of the Agreement are hereby deleted in their entirety and replaced with the following:

> "3.3.1 Rates & Total Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C-1" attached hereto and incorporated herein by reference. The total compensation, including authorized reimbursements, shall not exceed **One Million Two Hundred Thirty-Eight Thousand Six Hundred Thirty-Five Dollars ($1,238,635.00**) ("Total Compensation"), without written approval of City's Representative. Extra Work may be authorized, as described below, and if

authorized, will be compensated at the rates and manner set forth in this Agreement."

3.2 Accounting Records. Section 3.2.12 (Accounting Records) is hereby deleted in its entirety.

3.3 Payment Bond. Section 3.2.12 (Payment Bond) is hereby inserted into the Agreement and incorporated herein by reference:

"3.2.12 Payment Bond. The California Department of Industrial Relations ("DIR") has communicated to the City that there is a possibility that a payment bond may be required for certain services provided in connection with a public works project. Since such a requirement is currently contrary to the industry standard for the services provided by Consultant under this Agreement and since there is no direct legal authority for this position, the City is not requiring Consultant to provide a payment bond at this time. However, the City hereby reserves the right to require the Consultant to obtain and provide a payment bond for some or all of the Services provided by the Consultant under this Agreement. If the City determines that a payment bond is required for the Services pursuant to Civil Code Section 9550 or any other applicable law, rule or regulation, Consultant shall execute and provide to City a payment bond in an amount required by the City and in a form provided or approved by the City. In the event a payment bond is required, the City agrees to compensate Consultant for all documented direct costs incurred by Consultant for such payment bond. The Parties shall memorialize the terms of such additional compensation and any other terms and conditions associated with the payment bond in an amendment to this Agreement."

3.4 Accounting Records. Section 3.2.13 (Accounting Records) is hereby inserted into the Agreement and incorporated herein by reference:

"3.2.13 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement."

3.5 Apprenticeable Crafts. Section 3.3.6 (Apprenticeable Crafts) is hereby inserted into the Agreement and incorporated herein by reference:

> "3.3.6 Apprenticeable Crafts. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, Consultant shall comply with the provisions of Section 1777.5 of the California Labor Code with respect to the employment of properly registered apprentices upon public works when Consultant employs workmen in an apprenticeable craft or trade. The primary responsibility for compliance with said section for all apprenticeable occupations shall be with Consultant."

3.6 Exhibit "A-1". Exhibit "A" (Scope of Services) of the Agreement is hereby deleted in its entirety and replaced with Exhibit "A-1" (Scope of Services) attached hereto and incorporated herein by reference.

3.7 Continuing Effect of Agreement. Except as amended by this First Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.8 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.9 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

CITY'S SIGNATURE PAGE FOR
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
PARAGON PARTNERS, LTD.
MCKINLEY STREET GRADE SEPARATION
RIGHT-OF-WAY APPRAISAL AND ACQUISITION SERVICES
CITY OF CORONA PROJECT NO. 2012-12

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to Professional Services Agreement as of the date first written above.

CITY OF CORONA

By:

_____
Nelson D. Nelson, P.E.
Public Works Director

Reviewed By:

_____
Tom Koper, P.E.
Assistant Public Works Director/City Engineer

Reviewed By:

_____
Cita Longsworth
Purchasing Manager

CONSULTANT'S SIGNATURE PAGE FOR
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN THE CITY OF CORONA
AND
PARAGON PARTNERS, LTD.
MCKINLEY STREET GRADE SEPARATION
RIGHT-OF-WAY APPRAISAL AND ACQUISITION SERVICES
CITY OF CORONA PROJECT NO. 2012-12

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to the Professional Services Agreement as of the date first written above.

PARAGON PARTNERS, LTD.
a California corporation

By: _____
Signature

_____
Name

_____
Title (President, Vice President, or CEO)

By: _____
Signature

_____
Name

_____
Title (Secretary, Treasurer or CFO)

EXHIBIT "A-1"
SCOPE OF SERVICES

A. PROJECT DESCRIPTION

Consultant shall provide right-of-way appraisal and acquisition services to City and shall conduct the acquisition process in accordance with Caltrans Standards, California Civil Code, and the California Relocation Assistance law. All documents shall meet all requirements of State Regulations; professional services shall include, but not limited to, the following:

Right-of-Way Meeting General:

Consultant shall attend the monthly Project Development Team (PDT) meeting or separate focused right-of-way meeting to establish priorities for acquisitions and schedule deadlines with respect to early utility relocations. Consultant shall assume attendance at all PDT meeting throughout the design phase of the project.

Appraisal Services:

Consultant shall provide appraisal reports to comply with the reporting requirements set forth under Standards Rule 2-2 (a) and in accordance with the Uniform Standards of Professional Appraisal Practice (USPSP), 49 CFR 24.103, FTA C 5010.1D, Chapter 1 and 4, and, to the extent appropriate. Departure is permitted only under the provisions of the USPAP Departure Rule with concurrence of the City. A complete appraisal is required at all times. The format and level of documentation for an appraisal report depend on the complexity of the appraisal problem. Complex property assignments are to be reported in a self-contained appraisal report, narrative format. A summary report in conformance with USPAP Standard Rule 202(b) or a restricted use report in conformance with USPAP Standard Rule 2-2(c) is permitted in cases, which by virtue of their low value or complexity do not require the in-depth analysis and presentation necessary in a self-contained appraisal report. A summary report may be acceptable on complex property assignments on a case-by-case basis as determined by the City.

Appraisal Review:

Consultant shall provide appraisal reviews that conform to the Uniform Standards of Professional Appraisal Practice (USPSP), 49 CFR 24.104, FTA C 5010.1D, Chapter 1 and 4, and, to the extent appropriate, the MAI certified appraisers who are licensed by the State of California. Departure is permitted only under the provisions of the USPAP Departure Rule with concurrence of the City.

Property Management:

Consultant shall ensure acquired property are secure, accessible, clean and remain free of debris and in compliance with all City Code requirements until such time that they are incorporated into the project. Consultant shall coordinate the transfer of all utilities into the City's name until such time as the property is demolished. Demolition of all acquired properties will be handled under separate contract.

B APPRAISAL

Consultant shall keep apprised and follow any revisions to applicable rules, codes, and regulations pertaining to the services to be performed hereunder, regardless of whether or not a specific code section is referenced in the RFP document or its attachments.

Appraisal reports shall be prepared by Consultant for each affected parcel and submitted to the City within sixty (60) days after the issuance of the Notice to Proceed or after obtaining the legal descriptions and/or plats from the design engineer.

1. Generalized Duties:
   a. Provide Litigation Guarantees
   b. Prepare and update Right-of-Way Cost Estimates
   c. Prepare Appraisals private property
   d. Prepare two (2) appraisals for BNSF's property
   e. Prepare Review Appraisals
   f. Provide Acquisition Services
   g. Provide Business Relocation Services.

2. Provide Litigation Guarantees

3. Prepare Right-of-Way Cost Estimates
   a. Review right-of-way drawing and project plans prepared by City's design consultant and communicate with City to ensure that Consultant is aware of all right-of-way needs, temporary construction easements, and grade matches required for Project.
   b. Based on the right-of-way maps and survey data prepared by City's design consultant, provide estimates of the cost of the right-of-way for the project.

4. Perform Appraisals – Appraisal Consultant is required to possess appropriate Appraisal license as issued by the California Office of Real Estate Appraisers in accordance to the degree, complexity and value of the appraisal required:
   a. Certified General License for all real estate without regard to transaction value or complexity.
   b. Minimum three (3) years' experience in appraisal of rights for eminent domain purposes.
   c. Successful completion of a course in appraisal acquisition for public agencies.

d. Knowledge of the Uniform Relocation and Real Property Acquisition Policies Act and State Eminent Domain Law.
e. Successful completion of a course in State Eminent Domain Law taught by a recognized organization.
f. Specific knowledge and experience and experience appropriate for the proposed project.

5. Appraiser Responsibilities under the Uniform Act:
   a. Property owner must be notified in writing of City's decision to appraise.
   b. Property owner or designee must be given opportunity to accompany appraiser during property inspection.
   c. Sending Title VI information
   d. Diary entry of notifications and contacts.
   e. Appraisal to contain minimum recognized standards for Public acquisition (Zoning, Property Rights to be acquired, Highest and Best Use Analysis, Comparable, Improvements Acquired, Damages, Cost to Cure, etc.)
   f. All appraisals must contain Appraiser and Review Appraiser Certificates.

6. Perform Appraisal Reviews – Review Appraiser Consultant Responsibilities:
   a. Each appraisal must be reviewed by a qualified review appraiser and contain a Review Appraiser Certificate. The review appraiser is the person responsible for appraisal quality and value determination. The review appraiser must remain independent and must not be subject to undue influence or pressure from any source to arrive at a particular value or to accept inadequate appraisal reports. It is essential that the review appraiser understands that his/her responsibility is to recommend an estimate of value for just compensation determination by the acquiring agency (City). The Uniform Act requires that an official of the acquiring agency (City) must make the final determination of just compensation.

7. Review Appraiser Consultant is required to possess:
   a. Certified General License for all real estate without regard to transaction value or complexity.
   b. Minimum three (3) years' experience in reviewing appraisals of rights for eminent domain purposes.
   c. Knowledge of the Uniform Relocation and Real Property Acquisition Policies Act and State Eminent Domain Law taught by recognized organizations.
   d. Specific knowledge and experience appropriate for the proposed project.

8. Review Appraiser Responsibilities Under the Uniform Act:
   a. Conformation of Analysis of Highest and Best Use, and Cost to Cure Damages.
   b. Confirmation of Valuation.
   c. Confirmation of Calculation and Report Integrity.
   d. Preparation of signed statement certifying value of appraisal reviewed, including an explanation of the basis for recommendation.

9. Railroad Appraisals General
    a. Obtain two appraisals for BNSF property
    b. Appraiser shall be specialized Across-the-Fence methodology to determine the value for the Temporary Construction License (TCL)
    c. Obtain Aerial Easement for the bridge that spans BNSF property.
    d. The appraiser Consultant will be responsible for negotiating the value of the TCL and Aerial Easement with Jones Lang LaSalle (BNSF real estate consultant) with the City Attorney's concurrence.
    e. Obtain the cost benefit difference (if any) between the existing street easement and Aerial easement.

10. Perform Acquisition – Acquisition Consultant is required to possess:
    a. Real Estate Broker's or Salesperson's License (when under the direct supervision of a Real Estate Broker) as issued by the California Department of Real Estate (required by law). All Right-of-Way Contracts must be approved for content and signed or initialed by the Real Estate Broker.
    b. Minimum three (3) years' experience in acquisition of rights for eminent domain purposes.
    c. Knowledge of the Uniform Relocation and Real Property Acquisition Policies Act and State Eminent Domain Law. By signing the Right-of-Way Contact, the Broker or Principle of the Company acknowledges responsibility for maintaining a complete file on each parcel.
    d. Specific knowledge and experience appropriate for the proposed project.

11. Acquisition Consultant Responsibilities Under the Uniform Act:
    a. Ensure establishment of just compensation by local agency prior to initiation of negotiations.
    b. Expeditious acquisition within 30-days of approved appraisal.
    c. First Written Offer should be presented in person when possible.
    d. Summary Statement (basis for the appraisal) to be included with the first written offer.
    e. Owner to be given reasonable time to consider offer and present material relevant to value determination (i.e. 30 days and a minimum of 3 contracts).
    f. Payment is required before taking possession unless date of possession clause is used in contract.
    g. Local Agency (City) is responsible for payment of all incidental expenses (title, escrow, surveys, prepayment penalties, etc.)
    h. Preparation of Administrative Settlement when it is reasonable and in the public interest.

12. Additional Acquisition Consultants Responsibilities:
    a. Review right-of-way drawings and project plans prepared by City's design engineer and communicate with City to ensure that Consultant is aware of all right-of-way needs, temporary construction easements and grade matches required for the project.

b. Meet with City staff and design firm to establish an understanding of the basic project design philosophy, scheduling, and purpose. Attend the monthly PDT meeting to establish priorities for acquisitions.
c. Order and review ligation guarantees and provide copy to the City.
d. Perform appraisal to determine cost of land, improvements, and cost to cure items.
e. Perform independent review of appraisals and have appraiser modify and correct as necessary.
f. Deliver reviewed and approved appraisals to City for City to review and concur just compensation.
g. Prepare a written offer of just compensation for review by the City.
h. Prepare revised documents due to title changes or appraisal revisions.
i. Prepare miscellaneous documents for property owner's signature such as right-of-way contracts, deeds, rights-of-entry, temporary construction easements, and grade matches.
j. Provide notary service and notarized deeds to convey title to acquired property.
k. Review owner summitted appraisals and take appropriate action as necessary.
l. Process and recommend for payment invoices for owner's appraisals.
m. Prepare and present City Council items to approve Right-of-Way contracts and accept deeds.
n. Prepare temporary construction easement and right-of-entry documents.
o. Process City Council items for payments to owners.
p. Open required escrow and follow until closure and Title Policy is issued.
q. Prepare Resolution of Intention and Resolution of Necessity and take to City Council all unsettled properties that require acquisition through Eminent Domain.
r. Assist City Council in the Eminent Domain process including processing settlement payments.

13. Business Relocation includes but is not limited to the following:
    a. Interview prospective displacees to ascertain relocation needs.
    b. Inform displacees of available relocation assistance services and benefits and explain the relocation process.
    c. Prepare notices under the direction of the City and deliver required notices, which may include Informational Statements, Notices of Displacement, 90-Day Notice to vacate, and other notices.
    d. Provide on-going advisory assistance to business owners.
    e. Provide field surveillance and documentation of business relocations when required.
    f. Provide displacee, in writing, with referrals to comparable business locations and assist in any planning and/or permitting issues.
    g. Advise business owners of potential claim for loss of goodwill.
    h. Negotiate with business owners for fixture and equipment (F&E) as may be required.
    i. Facilitate the Notice of Bulk Transfer, fees for same to be paid by City.
    j. Prepare specifications for the move and inventory of personal property, coordinating with acquisition agent to assure that there is no dispute with property owner, if the owner is not business owner.

k. Obtain minimum of two bids from movers that are suited to the type of business being relocated.
l. Monitor the actual move to replacement site and re-establishment activities, as necessary.
m. Determine eligibility of each business and the proposed amount of relocation benefits, including actual and reasonable moving payments, re-establishment payments or "in-lieu" payment and deliver Entitlement Letter.
n. Prepare all necessary claim forms, secure claimant's signature on claim forms, and submit claim forms to City for processing and payment. When checks are available personally deliver checks to displacee, whenever possible.
o. Maintain files on each displacee, provide City with monthly status report or as required and submit completed files to City when displacee has received final payment.
p. Provide project management services to coordinate and meet with City to discuss progress and schedule as needed.
q. Maintain detailed records of all services performed in hardcopy, original editable electronic format (Word, Excel, etc.) and in scanned (pdf) format, and provide such records to City upon completion of associated task. Such records shall be maintained in a fashion that they are readily accessible by City, and all pdf files shall be searchable. Records shall be adequate to conform to the auditing requirements of the funding agency for the project. Review and purge current City Real Property records in accordance with adopted records retention plan.

Acquisition Service:
Consultant shall provide all services necessary to perform right-of-way acquisition, acquire title to real property in the name of the City, preparation of condemnation case information and recording deeds. A minimum of two full time acquisition agents are required to complete the necessary acquisition throughout the acquisition phase of the project.

Develop and submit for City's approval all required forms to be used in the acquisition process. Consultant will develop for City approval a set of forms for consideration, comment, and use by the consultant. Review title search documents, right-of-way plans and legal descriptions in order to become familiar with the project and to verify that the information provided is accurate and consistent with approved appraisal reports. Provide supplemental title report updates and vesting documents, as requested and needed. Prepare agreements and present written offers of just compensation to property owners. Negotiate the acquisition of needed right-of-way parcels: prepare administrative settlements as necessary; open, coordinate, and monitor escrow activities through the close of escrow, sufficient to acquire title to real property in the of City, as applicable.

Prepare and maintain planning, budgeting, scheduling, tracking and reporting documents. These will include project acquisition files, documenting offers, negotiations and contact logs, relocation computation and payments, relocation files and all required notices.

Consultant shall complete the acquisition services within six (6) months or continue until all easements (roadway, temporary construction easements and right-of-entry) are fully

executed by an escrow company and are recorded with the Riverside County Recorder's office, whichever is later. Additional time shall be allowed on those acquisitions where eminent domain action is required.

C. GENERAL STATEMENT OF WORK

Consultant shall:

1. Working under the general direction of the City Project Manager, provide all services necessary to function as the City Right-of-Way agent for this project.
2. Working with the City's legal counsel with respect to the preparation and finalization of acquisition documents, all acquisition documents will be reviewed by the City's legal counsel and accepted by the City Attorney.
3. Obtain all Title Reports for all affected parcels. The design Consultant has obtained title reports for 23 parcels. Additional Title Reports may be required. The consultant shall assume a minimum of 6 additional Title Reports may be required.
4. Provide a prior right check on all Utilities in the project area.
5. Prepare decision to appraise letter, owner offer letter and summary statements in accordance with State/Federal/Caltrans guidelines, and in accordance with the City instructions.
6. Prepare lists of compensable items of fixtures and equipment.
7. Obtain and review fixture and equipment appraisals to determine compensable items and compare said items with fee appraisal to prevent valuation overlaps.
8. Prepare tenant offer letters in accordance with State/Federal/Caltrans guidelines, and in accordance with the City instructions.
9. Process bulk sale in accordance with State/Federal/Caltrans guidelines, and in accordance with the City instructions.
10. Process all documents necessary for right-of-way and Project in accordance with State/Federal/Caltrans requirements.
11. Personally negotiate, in their native language if requested, with the property owners and their tenants, businesses, for the purchase of the required property rights. The written offer to purchase will be presented to the appropriate owner and tenant, if applicable, to their representative(s) in person, when possible.
12. Prepare all acquisition documents (i.e. agreements, grant deeds, quitclaim deeds, assignment of leases, estoppel certificates, etc.) for the acquisition of both the fee interest and tenant(s)/lessee(s) interest, if applicable, including fixtures and equipment.
13. Provide due diligence services including but not limited to environmental assessments, building and structural assessments, hazardous materials surveys and demolition bids/estimates.
14. At such time that negotiations appear to be unsuccessful and eminent domain proceeding commence, consultant will provide all necessary relocation services, in order to expeditiously and professionally complete the project.
15. Prepare specialty reports, including valuation of Furniture, Fixtures and Equipment, Goodwill, Leasehold Interest, and/or Mineral Oil Rights.
16. Provide condemnations support including expert witness testimony.

17. Maintain a file system acceptable to City and Caltrans that documents each acquisition which shall contain a diary of all pertinent information along with copies of all correspondence, agreements, and documents relating to the transaction.
18. Prepare property and/or site valuation estimates.
19. Provide general real estate and acquisition consulting.
20. On partial taking, Consultant shall review and analyze litigation guarantees, preliminary title reports to identify specific title exceptions (i.e. easements, oil rights, deed of trust, liens, judgements, etc.) that may have an adverse effect on intended use. Consultant's firm will also obtain necessary release document (i.e. re-conveyance, subordination agreement, release of lien, etc.) to satisfy all title issues before conveyance to the City.
21. Provide a written summary of the status of acquisition of each parcel on a monthly basis, with verbal reports to City staff on a more frequent basis as requested.
22. On request from City, Consultant will survey and solicit voluntary acquisition of properties in the project areas. The survey will include physical search as well as review of other relevant sales data.
23. Market surplus and non-economic remnant property for sale, as directed by the City.
24. Subcontract with various entities to provide necessary services as required by the City

The preparation of legals and plats are not a part of this contract. The City's design firm will perform right-of-way engineering, mapping, and field surveys required for this task, provide all legals and plats for right-of-way or construction easements.

Reproducible final copies of all final documents shall be supplied to the City upon completion of the project. The Consultant will be responsible for submitting electronic (PDF) and hard copies of the Appraisals.

All software applications or computer files generated for graphics, text, and/or pictorial will be supplied to the City in a format acceptable to the City. Use of software shall be on a system that is compatible with the City's applications or converted from a given application to a City application. All data, documents and other products used or developed during this project shall become the property of the City.

ADD SERVICE 1:

Provide additional right-of-way and acquisition services in advance of three (3) day Value Engineering (VE) workshop conducted by City including, but not limited to, exhibits and right-of-way cost estimates for the underpass, four-lane facility, and frontage road alternatives. Consultant to provide revised right-of-way cost estimate per City Council direction on June 5, 2019 reducing bridge to four lane facility and loop road revisions.

EXHIBIT "C-1"
COMPENSATION

Total Compensation shall not exceed One Million Two Hundred Thirty-Eight Thousand Six Hundred Thirty-Five Dollars ($1,238,635.00) without written authorization from City's Representative.

[FEE SCHEDULE BY TASK PROVIDED ON FOLLOWING PAGE]

Paragon Partners Ltd.

McKinley Street Grade Separation
Right of Way Appraisal and Acquisition Services
Fee Proposal

9/28/2018

	Project Director	Project Manager	Caltrans Liaison	QA/QC	Senior Title	Lead Acquisition Agent	Principal Acquisition Agent	Senior Acquisition Agent	Railroad Manager	Relocation Manager	Principal Relocation Agent	Senior Relocation Agent	Propery Manager	Property Management Agent	Project Coordinator	Subconsultants	Fees
	M. Mendoza	P. Bonina	Y. Henslee	A. Bentonte	B. Brown	G. Brown	T. Boyle	R. Quinlan	J. Lemont	G. Marquis	I. Diaz	L. Sandoval	Dan Akins	Jennifer Pryor	Thi Le		
	$195	$175	$150	$135	$115	$135	$115	$105	$150	$150	$115	$95	$135	$75	$75		
Project Management	120	220		80		100			24						120		$98,800.00
Value Analysis	60	80				30	40										$34,350.00
PDT meetings	110	160															$49,450.00
Obtain 6 title reports				12	12											$4,500	$7,500.00
Review Title Reports					42												$4,830.00
Update ROW Cost Estimates					100												$11,500.00
Utility prior right check		16														$26,250	$29,050.00
ESA- Phase I's		20				40										$57,200	$66,100.00
Appraisals	4	12		40		40										$184,500	$198,180.00
F&E Appraisals				40												$63,500	$68,900.00
Goodwill Appraisals				40												$121,000	$126,400.00
Appraisal Reviews				40											1	$81,250	$86,725.00
Document Prepartion (Purchase Sale Agreement, etc.)	4	16		24											40		$9,820.00
Acquisition Negotiations	24	80				280	280	280	80								$130,080.00
Relocation Assistance		40								180	400	310			80		$115,450.00
Escrow Coordination		40		80											170		$30,550.00
Obtain Litigation Guarantees		8		8	24										24	$9,000	$16,040.00
Condemnation Support	30	80		100													$33,350.00
ROW Certification		20	40	120													$25,700.00
Property Management	8	24											120	100			$29,460.00
Lead & Asbestos surveys and Demolition estimates		24											100			$13,000	$30,700.00
Market Surplus property (1 parcel)													80	40		$4,000	$17,800.00
Total	360	840	40	584	178	490	320	280	104	180	400	310	300	140	435	$564,200	$1,220,735
																	$1,220,735.00

Assumptions:

1.One full acquisition is anticipated.
2. 20 Parcels will require Partial Acquisition or Easements.
3. 16 Businesses will be permanently displaced.
4. A Relocation Plan will not be required since no residential tenants will be displaced and the commercial displacement is not deemed substantial.
5. Fees estimated for Utility prior rights check is based on 5 facilities . If more are required, we will provide a fee as requested by the City.
6. Expert Witness Testimony will be provided but fees will be provided on an hourly rate
7. Demolition and clearance fees cannot be provided at this time, and will be included in a separate cost proposal.
8. Fees for surplus land is based on 1 parcel. If additional parcels are required, we will provide a fee as requested by the City.
9. Phase I Environmental Site Assessment includes a 50 Year Chain of Title
9. Phase II ESA cannot be determined until Phase I's are completed. If Phase II's are required, we will provide a fee as requested by the City.
10. 10% Condemenation Anticipated (3 parcels)

ADD SERVICE 1:

Additional Services for Value Engineering Workshop: $17,900.00

Includes exhibits and cost estimates for underpass, four-lane facility and frontage road alternatives.